



Planning Commission Agenda August 28, 2013

Planning Commissioners

Brad Gonzales

George Gull

Bruce Fallon

Richard Heap

Reed Swenson

Treaci Tagg

6:00 P.M.

1. Preliminary Activities

- a. Pledge of Allegiance
- b. Approval of Minutes: August 7, 2013.

2. Zone Changes

a. Stone Infill Overlay

Applicant: Dave Simpson
General Plan: High Density Residential
Zoning: R-3
Location: 800 East 600 North

b. Park View

Applicant: DR Horton
General Plan: Mixed Use
Zoning: Rural Residential, Public Facilities and Residential Office
existing, R-3 and C-2 Requested
Location: 200 West Volunteer Drive

3. Preliminary Plats

a. Northgate

Applicant: Amsource
General Plan: General Commercial
Zoning: Commercial 2
Location: 1000 North Main

b. Chrisoney

Applicant: Randy Giboney
General Plan: Light Industrial
Zoning: Industrial 1
Location: 1800 North Chappel Drive

c. Canyon Creek

Applicant: Woodbury Corporation
General Plan: Light Industrial and General Commercial
Zoning: Industrial 1, Business Park and Commercial 2
Location: 1200 North Chappel Drive

4. Annexation

a. Wright

Applicant: Spanish Fork City
General Plan: Light Industrial
Zoning: Industrial 1 proposed

Location: 3400 North 1500 West

5. Ordinance Amendments

a. Title 15

Applicant: Walker Mortuary, Intermountain Healthcare and

Spanish Fork City

General Plan: City-wide

Zoning: City-wide

Location: City-wide

6. Other Business

7. Adjourn

Planning Commissioners, if you are unable to attend a meeting please let us know ASAP. Thanks.

The public is invited to participate in all Planning Commission Meetings at 40 South Main Street, Room 140, Spanish Fork. If you need special accommodations to participate in the meeting, please contact the City Manager's Office at (801) 804-4531.

1
2
3
4
5
6
7
8
9
10
11
12
13
14
15
16
17
18
19
20
21
22
23
24
25
26
27
28
29
30
31
32
33
34
35
36
37
38
39
40
41
42
43
44
45

Draft Minutes
Spanish Fork City Planning Commission Meeting
August 7, 2013

Commission Members Present: Chairman Brad Gonzales (electronically), Reed Swenson, Bruce Fallon, Richard Heap.

Staff Present: Dave Anderson, Community Development Director; Shelley Hendrickson, Planning Secretary; Jered Johnson, Engineering Division Manager.

Citizens Present: Krisel Travis, Charles Dahl, Mark Hathaway, Eileen Lamoreaux, Matt Ledine, Brent Wignall, Brandon Leavitt.

Commissioner Heap opened the meeting at 6:00 p.m.

Commissioner Heap led in the Pledge of Allegiance.

MINUTES

July 10, 2013

Commissioner Heap tabled the minutes until the next meeting.

ZONE CHANGES

Stone Infill Overlay

Applicant: Dave Simpson

General Plan: High Density Residential

Zoning: R-3

Location: 800 East 600 North

Mr. Anderson explained where the property is located and said this is the only vacant property in the vicinity. The property is zoned R-3 which is the City's most dense residential zone. Several properties in the block have been developed at the upper end of the City's density range. The properties that border the subject property have all been developed with four-plex structures. The City's provisions that once allowed for four-plexes have changed a few times over the past few years and today the greatest number of units that the City's code would allow is three. The Infill Overlay Zone is a mechanism that the City uses and is the only tool to allow for multifamily in the R-3 zone for properties less than five acres in size. He explained how the Infill Overlay Zone was achieved. This zoning tool gives the City tremendous discretion. He explained that the proposal met the City's parking standards and that in his opinion single-family homes

46 would be a poor fit with the four-plexes in the cul-de-sac. Staff felt comfortable with
47 recommending that the proposal be approved subject to the aesthetics of the structure.
48

49 Commissioner Swenson explained that he felt the applicant was asking the Commission
50 to look above and beyond the R-3 density and if they do that that they need to give the
51 City a reason to look at a housing complex that will add to the area. He said that he is
52 familiar with the area and that he would be more intent to look at how it is built and the
53 architecture, as well as what kind of fencing will go around it.
54

55 Discussion was held regarding fencing.
56

57 Commissioner Heap asked if the parking, in the front setback, met the City's standards.
58 Mr. Anderson said that it did but that it was perfectly in the Commission's purview to
59 recommend otherwise.
60

61 Commissioner Heap expressed that the front setback in the City's other residential zones
62 is 25 feet but that with the Infill Overlay it is 20 feet. Mr. Anderson explained that with
63 the Infill Overlay Zone that the minimum is 20 feet but that if the Commission felt it
64 should be greater then they could require it.
65

66 Commissioner Fallon expressed that it looked like the parking abutted the building which
67 he does not feel is a good idea.
68

69 Mr. Anderson explained that normally with an Infill Overlay Zone request the City will
70 receive more detailed plans but that the applicant did not want to invest in the plat if the
71 zone change was not approved.
72

73 Commissioner Heap asked why the DRC recommended stucco and brick when the
74 applicant proposed stucco and rock.
75

76 Mr. Anderson used an overhead image on Google Earth to show the commission what the
77 structures in the neighborhood look like aesthetically. The fourplexes in the cul-de-sac
78 are brick.
79

80 Commissioner Heap invited public comment.
81

82 David Pierce

83 Mr. Pierce expressed his concern is that they have been living in a single-family home in
84 the neighborhood for a long time and that continually more and more multi-family was
85 built around them. He expressed that this part of the City over time has been butchered
86 and that the City should not allow anymore.
87

88 Darlene Pierce

89 Ms. Pierce expressed that the density was high and that the almighty dollar meant more
90 and that she felt that a tri-plex was not the answer.

91
92 Mr. Anderson explained all of the land uses that could be constructed on the property.
93 He expressed that it is unfortunate that the properties were developed in the manner that
94 they were. The intent of the Infill Overlay Zone is to make the neighborhood better.
95 Mr. Anderson expressed that the City could do more from a code enforcement aspect and
96 that is what the City should be focusing on if we have problems in this area of town.

97
98 Discussion was held regarding the difference between a Conditional use and the Infill
99 Overlay Zone.

100
101 Commissioner Swenson expressed that he felt the applicant was pushing the limit with
102 three and that a duplex would be more appealing to the community.

103
104 Commissioner Fallon expressed that the design was very flat and that one cantilever was
105 not enough architecturally. He said that the structure oriented to 600 North and turned a
106 cold shoulder to 800 East and that maybe the building could be oriented to both sides of
107 the street.

108
109 Chairman Gonzales asked for clarification on the parking and stated that he did not want
110 the cul-de-sac to get clogged. Mr. Anderson explained that the proposal met the City's
111 parking ordinance and that vehicles were already being parked in the cul-de-sac. He
112 expressed that with the current configuration it allows for more landscape.

113
114 Commissioner Heap expressed that the density was too much. Commissioner Swenson
115 agreed.

116
117 Commissioner Heap expressed that he was not as concerned with the square footage of
118 the structures, but that it was the parking and the hassle it would create along the streets
119 that concerned him.

120
121 Commissioner Fallon asked about the parking in the front setback backing out onto a City
122 street. Mr. Anderson explained that the DRC did discuss that.

123
124 Commissioner Heap expressed that he felt the parking was not sufficient for visitors.

125
126 Chairman Gonzales expressed that he was comfortable with the proposal as proposed.

127
128 Chairman Gonzales **moved** to recommend **approval** subject to the Development Review
129 Committee's recommendation:

130
131 **Conditions**

- 132
133 1. That no more than three units be permitted.
134 2. That the units are to be clad in stucco and brick wainscot.
135 3. That the minimum of a 5:12 pitch on roof.

- 136 4. That the applicant fences the exterior of the perimeter rather than the individual
137 lots.
138 5. That the space in the back of the units be open for the common use of the
139 residents in the building.
140 6. That the applicant completely landscapes the entire premises.

141
142 The motion **died** for lack of a second.

143
144 Commissioner Fallon expressed that the architecture was not good enough.

145
146 Commissioner Fallon **moved to table** the Stone Infill Overlay Zone request with the
147 recommendation that the applicant return back with a review of the suggestions made
148 from the meeting with regard to the design of the tri-plex. Commissioner Swenson
149 **seconded** and the motion **passed** all in favor.

150
151 **Park View**

152 Applicant: DR Horton

153 General Plan: Mixed Use

154 Zoning: Rural Residential existing, R-3 proposed

155 Location: approximately 200 East Volunteer Drive

156
157 Mr. Anderson explained that the subject property is located on the north side of
158 Volunteer Drive, west of Main Street and across the street from the City's Sports Park.
159 The project is 14.5 acres in size. All but 1.6 acres is proposed to be residential. The
160 General Plan designates the property as mixed use but that mixed use description does
161 not give specific guidance as to what may or may not be appropriate. One of the
162 intentions is that the project co-mingles different land uses either on the property or in
163 the same structure. The proposal is to build townhomes with a little bit of commercial.
164 Density is nine units per acre. He expressed that there are a few places in the City for a
165 higher number of units per acre and that this is one of those places but that his concern is
166 with the adjoining uses and making sure that there are sufficient buffers. He expressed
167 that it is immediately across the street from a public park and really believes that there is
168 an opportunity to develop the property in a positive way. The proposal does not have,
169 with the exception of end units, buildings that front onto Volunteer Drive. It is customary
170 in Spanish Fork that multifamily projects front onto public space. Images were displayed
171 on the projector of condominium units in town. Mr. Anderson acknowledged that the
172 subject property was a difficult piece of property to make a design work.

173
174 Krisel Travis with DR Horton addressed the Commission. She expressed that they
175 understand Mr. Anderson's concerns with the orientation of the structures facing
176 Volunteer Drive. She said that they had made changes to the plans to accommodate the
177 concern. They are not turning all of the fronts of the units to face Volunteer Drive. They
178 have agreed to orient the end units to face the road with sidewalk out to the front. She
179 explained that in DR Horton's study of the area and the demographics the people they will
180 attract here are young couples with small children ages zero to five. She expressed that

181 they are also very active and like to entertain (e.g., BBQ's, etc.) in a private space. When
182 you orient to the street and have a rear loaded townhome you lose that private space and
183 they feel the types of buyers that will be attracted to the area would want that space.
184 They have had a few challenges with the subject property, including utilities that are
185 outside of an easement, a 30-foot sewer line easement and a high pressure gas line that
186 run through the property. She expressed that to use the land most efficiently that they
187 feel this layout is the best.

188
189 Matt Ledine explained the amenities which include a park-like setting, open landscaped
190 areas, recreation areas and facilities, retreat space with covered gazebo and BBQ area,
191 easy access throughout the community and walkable distance along the existing City trail.
192 He explained the architectural elevations and plans.

193
194 Commissioner Heaps asked for clarification on the mixed use zone. Mr. Anderson said
195 that the General Plan designation suggests a combination of retail, personal service and
196 generally residential uses. He explained that you can look at the General Plan from more
197 than one perspective. He said that he did not have a concern that the uses are not more
198 mingled. He said that it was for the Commission to decide what the vision for the
199 community is supposed to be.

200
201 Commissioner Fallon asked for clarification on the extent of the closure. He expressed he
202 was struggling with the term 'community amenities' when it is fenced in.

203
204 Ms. Thomas explained it is more of a homeowner's amenity. The reason for the fence is
205 because they are right across the street from the City Park. She explained where the
206 fencing would begin and end. She further explained that they had buffered the back edge
207 of the property with a forty-foot buffer and panelized fencing and that you could connect
208 to the City's trail from the subject property. She asked the Commission to possibly make
209 an approval on condition that a Preliminary Plat be approved as they do not desire to
210 purchase the property if their plat is not approved and do not want the property owner to
211 be left with something that DR Horton rezoned.

212
213 Commissioner Heap asked Ms. Travis if there was any commercial included in the
214 property.

215
216 Ms. Travis explained that DR Horton only builds homes and are not entertaining
217 commercial at this time. She said that the owner of the property has a realtor and is
218 actively looking for commercial uses. Mr. Ledine expressed that there was 1.6 acres
219 along Main Street that was allocated in the project for commercial.

220
221 Commissioner Heap invited public comment.

222
223 Charles Dahl
224 Mr. Dahl is the owner of the property. He asked the commission to strongly use DR
225 Horton's expertise or the property will be vacant for a very long time.

226

227 Commissioner Swenson expressed that he felt the property was prominent and that the
228 City wanted something that was pleasing to the City and the visitors. He is concerned
229 with the density. He said that the City already has a lot of density on the West side of
230 Spanish Fork.

231

232 Commissioner Heap expressed that his concern is that there is not more commercial
233 development along Volunteer Drive. He asked if something similar to what the
234 Commission looked at in Highland would be feasible. He would like to see that possibility
235 looked at to see a combination of uses to get more commercial use.

236

237 Mr. Ledine explained that he was very familiar with the product in Highland that Flagship
238 had built. The demographics are completely different. DR Horton is going after young
239 families. The last thing they want is to be business oriented. They are trying to build an
240 extension of the City's park.

241

242 Commissioner Heap expressed that he felt the City agreed with the need to
243 accommodate young families and that there were quite a few places already in the City so
244 it is not that the City is trying to turn its back to them.

245 Commissioner Fallon asked about setbacks. Mr. Anderson said that there is not
246 necessarily a setback minimum with a master planned development.

247

248 Commissioner Fallon expressed that he appreciated the efforts of the applicant to orient
249 the end unit to the street but that his concern is that there is some actual relationship
250 with the frontage between the street and the front porch.

251

252 Mr. Ledine explained that they are in the market for young families and the safety of their
253 children and the last thing they want to do is open it up for a play area for kids.

254

255 Commissioner Fallon said that he does not have a problem with density. He has a hard
256 time envisioning that a true mixed use would ever be built on the subject property.

257

258 Commissioner Heap expressed he would like to see more commercial.

259

260 Chairman Gonzales expressed that he needed some more time to research and would like
261 to table it to the next meeting.

262

263 Chairman Gonzales **moved** to **table** the Park View Zone Change in order to give the
264 Commission more time to research the facts. Commissioner Fallon **seconded** and the
265 motion **passed** all in favor.

266

267 OTHER BUSINESS

268

269 Discussion was held regarding the City's process of Conditional Use Permits.

270

271 The meeting **adjourned** at 7:50 p.m.

272

273 **Adopted:**

274

275

Shelley Hendrickson, Planning Secretary

DRAFT



ZONING MAP AMENDMENT

REPORT TO THE PLANNING COMMISSION STONE ZONE CHANGE (INFILL OVERLAY APPROVAL)

Agenda Date: August 28, 2013.

Staff Contacts: Dave Anderson, Community Development Director.

Reviewed By: The Development Review Committee.

Request: The applicant has proposed to construct a three-unit structure on a parcel that is currently zoned R-3. Three-unit structures are permitted in the R-3 zone only with the Infill Overlay approval.

Zoning: R-3, Infill Overlay approval requested.

General Plan: High Density Residential.

Project Size: .25 acres.

Number of lots: 3 units.

Location: 800 East 600 North.

Background Discussion

This item was continued from the Commission's August 7, 2013 meeting.

The proposal involves constructing a three-unit structure on a .25-acre parcel located in a part of the City that has a fairly high concentration of multi-family structures.

Multi-family structures are only permitted in the R-3 zone. Furthermore, multi-family structures can only be constructed with the approval of the Infill Overlay. This Overlay is intended to provide a step in the approval process for the Commission and Council to evaluate whether a particular project design is compatible with the surrounding neighborhood.

The subject property is zoned R-3 and is located on the south side of 600 North across the street from the rear of the Fresh Market Shopping Center. Surrounding the subject property is a variety of multi-family structures of various designs. Given the size of the subject property, the maximum number of units permitted is three.

In staff's view, the idea of building a three-unit building at this location is particularly sound given the nature of the surrounding land uses.

As proposed, each unit has a one car garage and a total of five uncovered parking spaces are provided on-site. The applicant has proposed to clad the exterior of the building in succo with a brick wainscot. It is proposed that the entire site be landscaped with the initial construction of the units. Attached to this report are plans that describe the nature of the project.

The Commission may choose to recommend that the proposed Infill Overlay approval request be denied, that it be approved with additional conditions or that it be approved as presented.

Development Review Committee

The Development Review Committee reviewed this request in their July 31, 2013 meeting and



recommended that it be approved. Draft minutes from that meeting read as follows:

Stone Infill Overlay

Applicant: Dave Simpson
General Plan: High Density Residential
Zoning: R-3
Location: 800 East 600 North

Mr. Anderson explained that the property was currently zoned R-3 with a maximum density of 12 units to the acre. The applicant would like to construct a three-unit structure. Three units to the acre meets the density requirement of the Infill Overlay zone.

Mr. Oyler asked if the Infill Overlay ordinance would require the applicant to construct a playground.

Mr. Anderson explained that, with the way that the Infill Overlay ordinance is written, you could require a playground. He expressed that he did not feel that a playground was appropriate in this circumstance and that the property would need to be fenced.

Discussion was held regarding architecture, landscaping and parking.

Mr. Thompson explained that the City has not allowed auxiliary parking to access a City road.

Mr. Anderson expressed that he felt the layout, as proposed, was as good of a layout as you could get with the property.

Discussion was held regarding the auxiliary parking stalls and that vehicles would be backing out over the sidewalk.

Mr. Baker asked the applicant what he was planning on using for the exterior materials.

Mr. Simpson said stucco and a wainscot of rock.

Discussion was held regarding the exterior materials on the adjacent structures and fencing.

Mr. Thompson expressed that he felt the property could be constructed to appeal to newly married couples with a young family.

Discussion was held regarding the criteria, in the Infill Overlay ordinance, for a twin home versus a three-unit structure. Mr. Anderson read from the code.

Mr. Anderson explained what instigated the Infill Overlay zone and discussion was held regarding the ordinance and what the objective of the ordinance is.

Mr. Anderson expressed that he felt the objective was to come up with the appropriate density.

Mr. Oyler expressed that he felt the Infill Overlay zone was really subjective and that if he lived nearby he would say that the density in the area is already high.

Mr. Thompson expressed that he felt the exterior materials would need to be stucco and brick and each unit fenced individually.

Discussion was held regarding fencing and access to the back yards and common areas versus limited common areas.

Mr. Baker **moved** to recommend **approval** of the Stone Infill Overlay.

Conditions

1. That no more than three units be permitted.
2. That the units are to be clad in stucco and brick wainscot.
3. That the minimum of a 5:12 pitch on roof.
4. That the applicant fence the exterior of the perimeter rather than the individual lots.
5. That the space in the back of the units be open for the common use of the residents in the building.
6. That the applicant completely landscape the entire premises.

Mr. Anderson **seconded** and the motion **passed** all in favor.

Budgetary Impact

No budgetary impact is anticipated with this proposal.

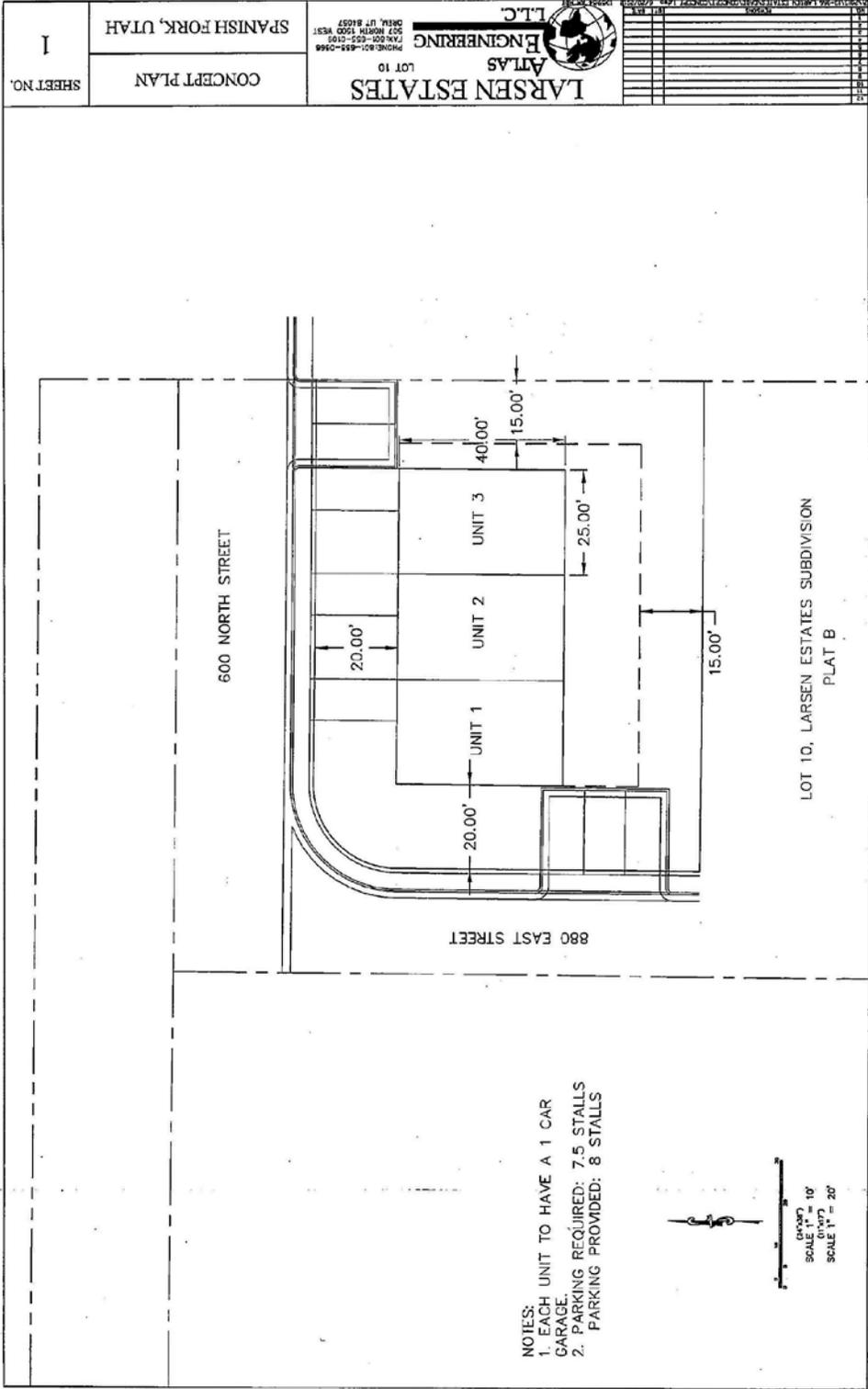
Recommendation

Staff recommends that the proposed Infill Overlay be approved subject to the following conditions:

Conditions

1. That no more than three units be permitted.
2. That the units are to be clad in stucco and brick wainscot.
3. That the minimum of a 5:12 pitch on roof.
4. That the applicant fence the exterior of the perimeter rather than the individual lots.
5. That the space in the back of the units be open for the common use of the residents in the building.
6. That the applicant completely landscape the entire premises.







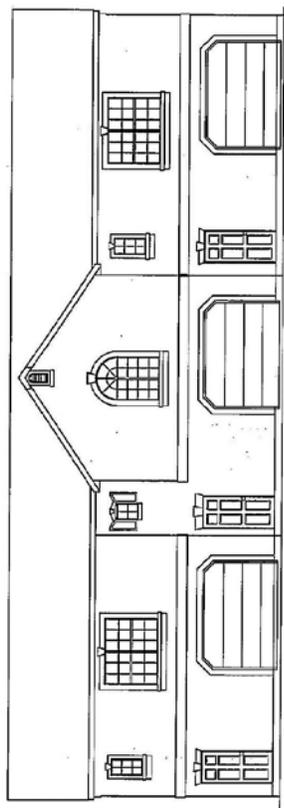
DATE: _____
 DRAWN BY: _____
 CHECKED BY: _____

CONTRACT NO. _____
 PROJECT NO. _____

ELEVATIONS

SCALE: _____
 SHEET NO. 1

ATTENTION !
 THIS DRAWING IS THE PROPERTY OF JYD. IT IS TO BE USED ONLY FOR THE PROJECT AND SITE SPECIFICALLY IDENTIFIED HEREON. IT IS NOT TO BE REPRODUCED, COPIED, OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM, WITHOUT THE WRITTEN PERMISSION OF JYD. ANY UNAUTHORIZED USE OF THIS DRAWING IS STRICTLY PROHIBITED. JYD ACCEPTS NO LIABILITY FOR ANY DAMAGE OR LOSS OF PROFITS, BUSINESS, OR REPUTATION, OR FOR ANY SPECIAL, INCIDENTAL, OR CONSEQUENTIAL DAMAGES, INCLUDING ATTORNEY'S FEES, ARISING FROM THE USE OF THIS DRAWING. THE USER OF THIS DRAWING SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES. THE USER SHALL BE RESPONSIBLE FOR VERIFYING THE ACCURACY OF ALL INFORMATION PROVIDED TO JYD. JYD SHALL NOT BE RESPONSIBLE FOR ANY ERRORS OR OMISSIONS IN THIS DRAWING. THE USER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES. THE USER SHALL BE RESPONSIBLE FOR VERIFYING THE ACCURACY OF ALL INFORMATION PROVIDED TO JYD. JYD SHALL NOT BE RESPONSIBLE FOR ANY ERRORS OR OMISSIONS IN THIS DRAWING.



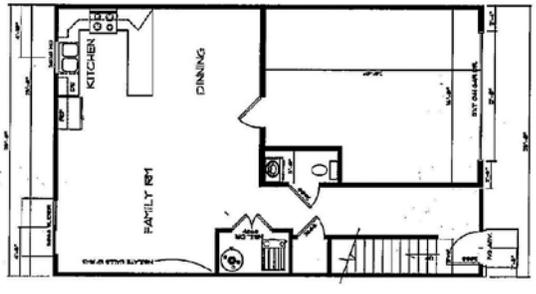
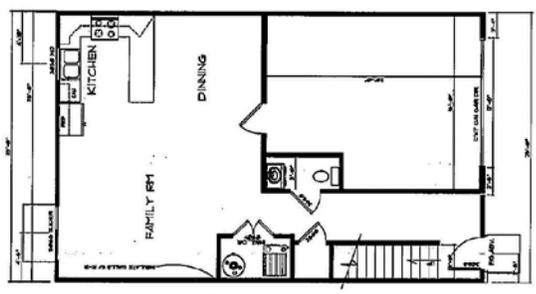
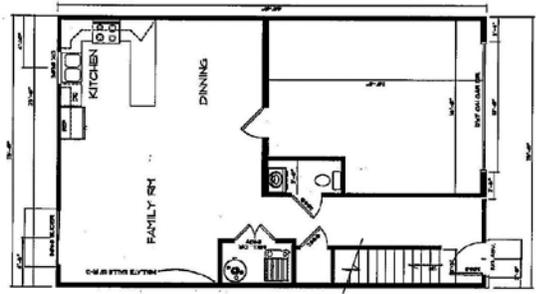
FRONT ELEVATION 1944

FRONT ELEVATION 1944

FRONT ELEVATION 1944

ATTENTION!

THIS DRAWING IS THE PROPERTY OF JYD ARCHITECTURE INC. AND IS NOT TO BE REPRODUCED OR COPIED IN ANY MANNER WITHOUT THE WRITTEN PERMISSION OF JYD ARCHITECTURE INC. ANY REPRODUCTION OR COPIING OF THIS DRAWING WITHOUT THE WRITTEN PERMISSION OF JYD ARCHITECTURE INC. IS STRICTLY PROHIBITED AND WILL BE PROSECUTED TO THE FULL EXTENT OF THE LAW.

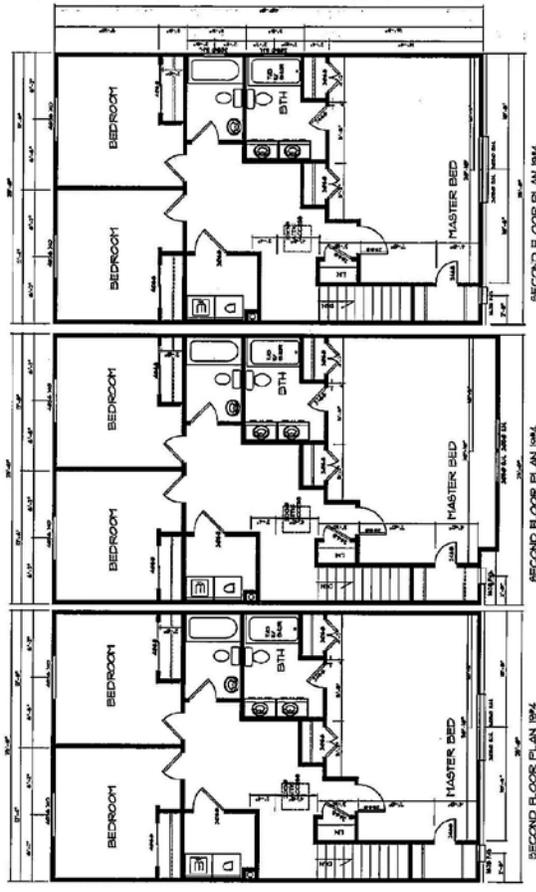


- BRACKET WALL PANELS:**
- 1. 1/2" X 1/2" X 1/2" BRACKET WALL PANEL
 - 2. 1/2" X 1/2" X 1/2" BRACKET WALL PANEL
 - 3. 1/2" X 1/2" X 1/2" BRACKET WALL PANEL
 - 4. 1/2" X 1/2" X 1/2" BRACKET WALL PANEL
 - 5. 1/2" X 1/2" X 1/2" BRACKET WALL PANEL
- HOLDINGS:**
- 1. 1/2" X 1/2" X 1/2" HOLDING
 - 2. 1/2" X 1/2" X 1/2" HOLDING
 - 3. 1/2" X 1/2" X 1/2" HOLDING
 - 4. 1/2" X 1/2" X 1/2" HOLDING
 - 5. 1/2" X 1/2" X 1/2" HOLDING

NOTE:

1. ALL DIMENSIONS UNLESS OTHERWISE NOTED.
2. ALL DIMENSIONS TO FACE UNLESS OTHERWISE NOTED.
3. ALL DIMENSIONS TO CENTERLINE UNLESS OTHERWISE NOTED.
4. ALL DIMENSIONS TO CENTERLINE UNLESS OTHERWISE NOTED.
5. ALL DIMENSIONS TO CENTERLINE UNLESS OTHERWISE NOTED.
6. ALL DIMENSIONS TO CENTERLINE UNLESS OTHERWISE NOTED.
7. ALL DIMENSIONS TO CENTERLINE UNLESS OTHERWISE NOTED.
8. ALL DIMENSIONS TO CENTERLINE UNLESS OTHERWISE NOTED.
9. ALL DIMENSIONS TO CENTERLINE UNLESS OTHERWISE NOTED.
10. ALL DIMENSIONS TO CENTERLINE UNLESS OTHERWISE NOTED.
11. ALL DIMENSIONS TO CENTERLINE UNLESS OTHERWISE NOTED.
12. ALL DIMENSIONS TO CENTERLINE UNLESS OTHERWISE NOTED.
13. ALL DIMENSIONS TO CENTERLINE UNLESS OTHERWISE NOTED.
14. ALL DIMENSIONS TO CENTERLINE UNLESS OTHERWISE NOTED.
15. ALL DIMENSIONS TO CENTERLINE UNLESS OTHERWISE NOTED.
16. ALL DIMENSIONS TO CENTERLINE UNLESS OTHERWISE NOTED.
17. ALL DIMENSIONS TO CENTERLINE UNLESS OTHERWISE NOTED.
18. ALL DIMENSIONS TO CENTERLINE UNLESS OTHERWISE NOTED.
19. ALL DIMENSIONS TO CENTERLINE UNLESS OTHERWISE NOTED.
20. ALL DIMENSIONS TO CENTERLINE UNLESS OTHERWISE NOTED.

ATTENTION!
 THIS SET OF ARCHITECTURAL DRAWINGS IS THE PROPERTY OF SYD ARCHITECTS & INTERIORS. IT IS TO BE USED ONLY FOR THE PROJECT AND SITE SPECIFICALLY IDENTIFIED ON THESE DRAWINGS. ANY REUSE, REPRODUCTION, OR MODIFICATION OF THESE DRAWINGS WITHOUT THE WRITTEN PERMISSION OF SYD ARCHITECTS & INTERIORS IS STRICTLY PROHIBITED. THE USER ASSUMES ALL LIABILITY FOR ANY ERRORS, OMISSIONS, OR INADEQUACIES IN THESE DRAWINGS. SYD ARCHITECTS & INTERIORS SHALL NOT BE RESPONSIBLE FOR ANY CONSTRUCTION COSTS OR DELAYS CAUSED BY ANY CHANGES TO THESE DRAWINGS.



- BRACED WALL PANELS:**
- 1. WALL PANELS TO BE BRACED PER IBC
 - 2. BRACING TO BE INSTALLED PER IBC
 - 3. BRACING TO BE INSTALLED PER IBC
 - 4. BRACING TO BE INSTALLED PER IBC
 - 5. BRACING TO BE INSTALLED PER IBC
- HOLDINGS:**
- 1. ALL HOLDINGS ARE SHOWN PER IBC
 - 2. ALL HOLDINGS ARE SHOWN PER IBC
 - 3. ALL HOLDINGS ARE SHOWN PER IBC
 - 4. ALL HOLDINGS ARE SHOWN PER IBC
 - 5. ALL HOLDINGS ARE SHOWN PER IBC
 - 6. ALL HOLDINGS ARE SHOWN PER IBC
 - 7. ALL HOLDINGS ARE SHOWN PER IBC
 - 8. ALL HOLDINGS ARE SHOWN PER IBC
 - 9. ALL HOLDINGS ARE SHOWN PER IBC
 - 10. ALL HOLDINGS ARE SHOWN PER IBC

NOTE:
 1. ALL DIMENSIONS ARE TO FACE UNLESS NOTED OTHERWISE.
 2. ALL DIMENSIONS ARE TO FACE UNLESS NOTED OTHERWISE.
 3. ALL DIMENSIONS ARE TO FACE UNLESS NOTED OTHERWISE.
 4. ALL DIMENSIONS ARE TO FACE UNLESS NOTED OTHERWISE.
 5. ALL DIMENSIONS ARE TO FACE UNLESS NOTED OTHERWISE.
 6. ALL DIMENSIONS ARE TO FACE UNLESS NOTED OTHERWISE.
 7. ALL DIMENSIONS ARE TO FACE UNLESS NOTED OTHERWISE.
 8. ALL DIMENSIONS ARE TO FACE UNLESS NOTED OTHERWISE.
 9. ALL DIMENSIONS ARE TO FACE UNLESS NOTED OTHERWISE.
 10. ALL DIMENSIONS ARE TO FACE UNLESS NOTED OTHERWISE.



ZONING MAP AMENDMENT

REPORT TO THE PLANNING COMMISSION PARK VIEW ZONE CHANGE

Agenda Date: August 28, 2013.

Staff Contacts: Dave Anderson, Community Development Director.

Reviewed By: The Development Review Committee.

Request: The applicant has requested that the zoning be changed on some 16 acres located at approximately 200 West Volunteer Drive from a combination of Rural Residential, Public Facilities and Residential Office to R-3 and Commercial 2.

Zoning: R-3 and Commercial 2 requested, Rural Residential, Public Facilities and Residential Office existing.

General Plan: Mixed Use.

Project Size: 16 acres.

Number of lots: 124 units.

Location: 800 East 600 North.

Background Discussion

This item was continued from the Commission's August 7, 2013 meeting.

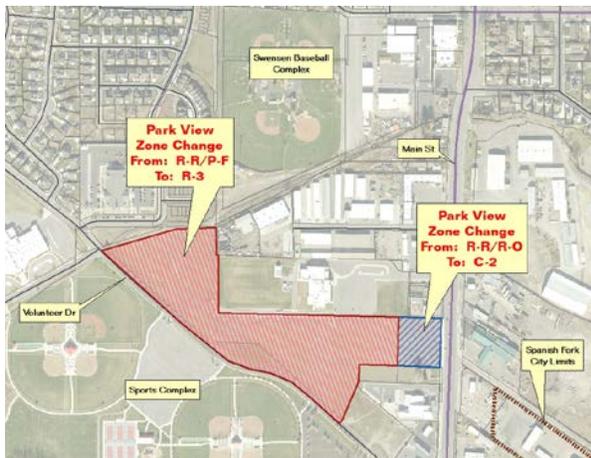
The applicant's desire is to construct a townhome development on the north side of Volunteer Drive across from the City Sports Complex. The approval process to get to a point where construction could commence involves several steps. In this case, the first and perhaps most important step involves changing the zoning. While additional approvals are also required, the Zone Change is critical as the zoning defines what development opportunities are available for any particular property.

Typically, the City has reviewed Zone Change proposals and Preliminary Plats concurrently. However, staff suggested that this applicant only apply initially for the Zone Change. If the City Council approves the proposed Zone Change, then the applicant's next step would be to apply to have a Preliminary Plat approved for a Master Planned Development.

DR Horton has submitted a concept plan that describes the project they would like to construct. That plan and other details of their proposal are described in materials that are attached to this report. The plan includes some 124 townhome units located on approximately 14.5 acres and the designation of 1.6 acres for future commercial development next to Main Street. A portion of the property included in the proposed concept plan and Zone Change request is owned by Spanish Fork City. The applicant has approached the City about purchasing that property but no agreement has been reached.

The City's General Plan designation for the properties involved is Mixed Use. There is little narrative in the General Plan that seems to clearly describe what is expected in this particular situation. An excerpt from the General Plan reads as follows:

- 1. Mixed Use:** These areas provide for a mix of limited residential, retail, personal services, business services and office uses.



They typically serve as a transition between more intense commercial areas and residential land uses. They can also be used in certain areas to allow residential conversions to office use subject to site and architectural review criteria. Parts are intended to promote and maintain the character of a pedestrian-oriented retail district. Building orientation should strongly encourage pedestrian use by having buildings close to the street. The architectural style of new or remodeled buildings shall be consistent with the area.

Perhaps the most ideal use of the subject property, given the General Plan designation, would be a project that commingled residential and non-residential uses in the same structure. However, staff believes it is quite likely that a development of that nature will not be feasible at this location for a considerable length of time. An alternative to a true mixed use development is to divide the subject properties into distinct residential and non-residential districts (R-3 and C-2). Staff believes this makes sense because one would expect there to be opportunities for commercial development adjacent to Main Street and that there would be less opportunity for non-residential development further to the west.

Whether a proposed residential project is truly a mixed use project or something divided into distinct uses, staff believes the subject property is an appropriate location for higher density than what is found elsewhere in the community. The fact that the subject property does not abut another residential neighborhood, that the site has direct access to a Collector Street and the site's close proximity to commercial and recreational areas all make it an appropriate site for a dense residential development.

The City's mechanism for approving multi-family developments is the Master Planned Development program. That program allows the City to permit a project's density to exceed what is defined in the Zoning Code based on factors that include a superior or inventive design and a project's amenities. The base density assigned to the R-3 zone is 5.37 units per acre; the density of the proposed development is 8.6 units per acre. Approving this project at 8.6 units per acre is clearly allowed as a Master Planned Development provided that the City finds that the proposed density is justified.

However, staff believes a project of that density should have a particularly remarkable design. On that point, it seems as though staff and the applicant disagree on one fundamental element of what a remarkably good design for the site would be.

Several townhome developments in the City that are adjacent to public spaces and/or significant roads are designed so that they front onto the public space and streets. These developments include the townhomes south of the Sierra Bonita Elementary School, the townhomes that are north of the Golf Course on Riverbottoms Road and the Whispering Willows townhomes along State Road 51. The townhome development that the Commission visited in Highland is another example of a development that followed this basic design approach. Staff believes that the same design concept should be followed for the subject property and that the structures should be oriented so that front doors face Volunteer Drive and the Sports Complex.

The applicant has designed the project such that the dwellings generally do not face the public space. There are some other concerns that staff has with the proposed layout but the orientation of the buildings adjacent to Volunteer Drive is the most significant. The applicant has included a variety of amenities with their proposal; those amenities and other aspects of the design are detailed in the attached document.

Development Review Committee

The Development Review Committee reviewed this request in their June 19 and July 3, 2013 meetings and recommended that it be denied. Minutes from those meetings read as follows:

June 19, 2013

Park View

Applicant: DR Horton
General Plan: Mixed Use
Zoning: Rural Residential existing, R-3 proposed
Location: approximately 200 East Volunteer Drive

Mr. Tuckett presented the Committee with changes to the proposal.

Mr. Anderson described his concerns with the current configuration of the design. Mr. Anderson acknowledged that changes had been made to a previous rendition of the plan but that the

elimination of single-family homes that had been on the plan before.

Mr. Anderson said his biggest concern has to do with the orientation of the homes along Volunteer Drive. Other projects the City has approved in situations like this one have townhomes front public streets and public spaces. Mr. Anderson used Maple Mountain, Canyon Crest and Whispering Willow as examples of appropriate layouts for situations like this one.

Mr. Oyler expressed that he felt the proposal just looks like a big apartment complex.

Mr. Anderson explained that the density of the proposal was not the issue. It is nine units to the acre.

Mr. Oyler expressed that it was definitely a giant apartment complex.

Mr. Anderson said from a land use perspective it is not a density issue but a design issue. The City acknowledges that the property has constraints relative to utilities and that the configuration of the property is a challenge. However, he feels this is a very prominent location and that the design needs to be substantially better.

Krissel said that DR Horton did not feel that the private space that a front load provides would work with the demographic of buyers that would be attracted to this area.

Discussion was held regarding private space.

Mr. Oyler expressed that he felt that there would be some very big concerns with the Planning Commission and City Council because this proposal is a very big apartment complex without any amenities. This could be a density debate with the Commission and City Council.

Mr. Anderson explained that he felt they should start the design with amenities rather than to simply try to squeeze them in wherever they can make them fit.

Mr. Baker asked what the demographics were. Krissel said newly married couples with one to two children that are one to five years old.

Mr. Anderson explained the Maple Mountain project and how the units front the open space.

Discussion was held regarding townhomes maybe not being the right fit for this property, a previous design that showed commercial fronting Volunteer Drive, the vertical component of the proposed structures and form and function of the Canyon Crest project in Spanish Fork.

Mr. Baker expressed that maybe this proposal is premature since the Committee has not been shown the landscape or building designs.

Mr. Anderson explained when the next Planning Commission and City Council meetings would be.

Krissel asked what amenities the City Council would want to see. Mr. Oyler said clubhouse, swimming pool, playground etc.

Mr. Thompson expressed that he did not feel the guest parking was enough. Discussion was held regarding parking.

Discussion was held regarding City utilities being outside of an easement that exists on the property, the sewer line that runs through the property, the possibility of connector agreements through the property and previous designs of the property.

Mr. Anderson **moved to continue** the Park View Zone Change. Mr. Baker **seconded** and the motion **passed** all in favor.

July 3, 2013

Park View

Applicant: DR Horton

General Plan: Mixed Use

Zoning: Rural Residential existing, R-3 proposed

Location: approximately 200 East Volunteer Drive

Mr. Anderson explained that he had received a new drawing and that he did not notice changes to the layout but found that more detail was provided.

Jeremy, with the Northland Design Group, explained how much open space there is on the property and how it could be amenitized.

Ms. Krisel explained the equipment proposed for the tot lot, the elevation of the structures, parking will be 2.25 per unit and private rear yards and longer driveways than what is in the Salisbury Townhome Development.

Mr. Anderson explained that relative to the concerns about building orientation and various

other aspects of the site, designs have not been addressed.

Discussion was held regarding the utilities and easements.

Mr. Thompson expressed that a concern was with parking and the need for more.

Mr. Peterson explained the power and where they would need to tie into.

Discussion was held regarding improvements to Main Street.

Mr. Oylar expressed that he felt the proposal still looked like a large apartment complex.

Discussion was held regarding the orientation of the buildings.

Mr. Anderson explained that this is a prominent location in the City and that there is a need to have the City make sure that the site design orients appropriately to the public space and the road. This property is General Planned as a Mixed Use. The intention of the Mixed Use designation is intended to be something different. There is more flexibility on this property than anywhere else in the City and prospective developers should prepare designs that are creative with amenities that make it a great place. Mr. Anderson expressed that he did not feel that there was a sense of community within the proposed design, the vast majority of the units being very isolated and secluded. He acknowledged that it is a tough piece to design. The density at nine units to the acre is high and the design needs to be outstanding. As designed, the City Council would have to approve this as an R-3 zone with a Master Planned Development.

Mr. Oylar said that through the years the Council has been a lot more stringent on what is required to get the higher density.

Discussion was held regarding other ways to deal with the constraints on the property and other products.

Mr. Anderson expressed that he felt it was time to move the project to the Planning Commission.

Discussion was held regarding the City property and a proposal to purchase the parcel.

Mr. Anderson **moved** to recommend that the Zone Change be **denied** based on the layout proposal not

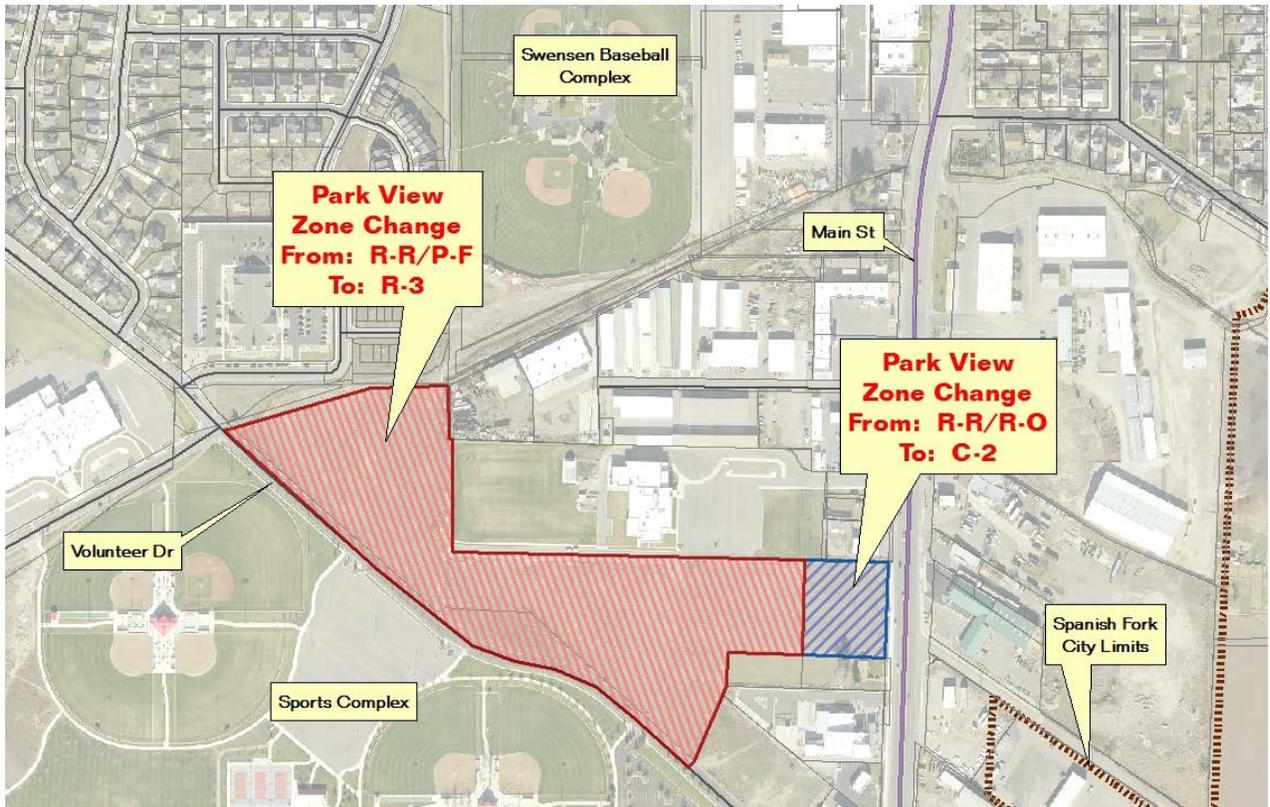
qualifying as a Master Planned Development as the design is not imaginative or creative and the density not being justified by any creative or quality aspects of the design. Mr. Peterson **seconded** and the motion **passed** all in favor.

Budgetary Impact

No significant budgetary impact is anticipated with this proposal.

Recommendation

Staff recommends that the proposed Zone Change be denied.



PARK VIEW TOWNHOMES SPANISH FORK, UTAH



PARK VIEW TOWNHOMES SPANISH FORK, UTAH

DEVELOPMENT OBJECTIVE

Create a sense of community by:

- 1.) Designing a truly walkable, safe, and open community
- 2.) Great community amenities:
 - a) Park like setting
 - b) Open landscaped areas
 - c) Recreation areas and facilities
 - d) Retreat space with covered gazebo and BBQ area
 - e) Easy access throughout the community
 - f) Walkable distance along the existing trail
- 3.) Great land use between the school/commercial property and the sports complex

CONCEPT SITE PLAN



CONCEPTUAL LAND PLAN



PARK VIEW CONCEPT

SPANISH FORK, UTAH

northland
DESIGN GROUP
land planning | landscape architecture | landscape design
6675 180th Ave Suite 200 American Fork, UT 84003
801.262.2178 • www.801.262.2178 • info@northlanddesign.com

PARK VIEW TOWNHOMES SPANISH FORK, UTAH

STREET SCAPE VIEWS



PARK VIEW TOWNHOMES SPANISH FORK, UTAH

STREET SCAPE VIEWS



PARK VIEW TOWNHOMES SPANISH FORK, UTAH

STREET SCAPE VIEWS



PARK VIEW TOWNHOMES SPANISH FORK, UTAH

STREET SCAPE VIEWS



PARK VIEW TOWNHOMES SPANISH FORK, UTAH

STREET SCAPE VIEWS



PARK VIEW TOWNHOMES SPANISH FORK, UTAH

STREET SCAPE VIEWS



PARK VIEW TOWNHOMES SPANISH FORK, UTAH

STREET SCAPE VIEWS



PARK VIEW TOWNHOMES SPANISH FORK, UTAH

ARCHITECTURAL ELEVATIONS AND PLANS

PARK VIEW TOWNHOMES



CONCEPTUAL RENDERING

Park View Townhomes



The Maple

FIRST FLOOR	542 SF
SECOND FLOOR	981 SF
TOTAL FINISHED	1523 SF



FIRST FLOOR PLAN



SECOND FLOOR PLAN

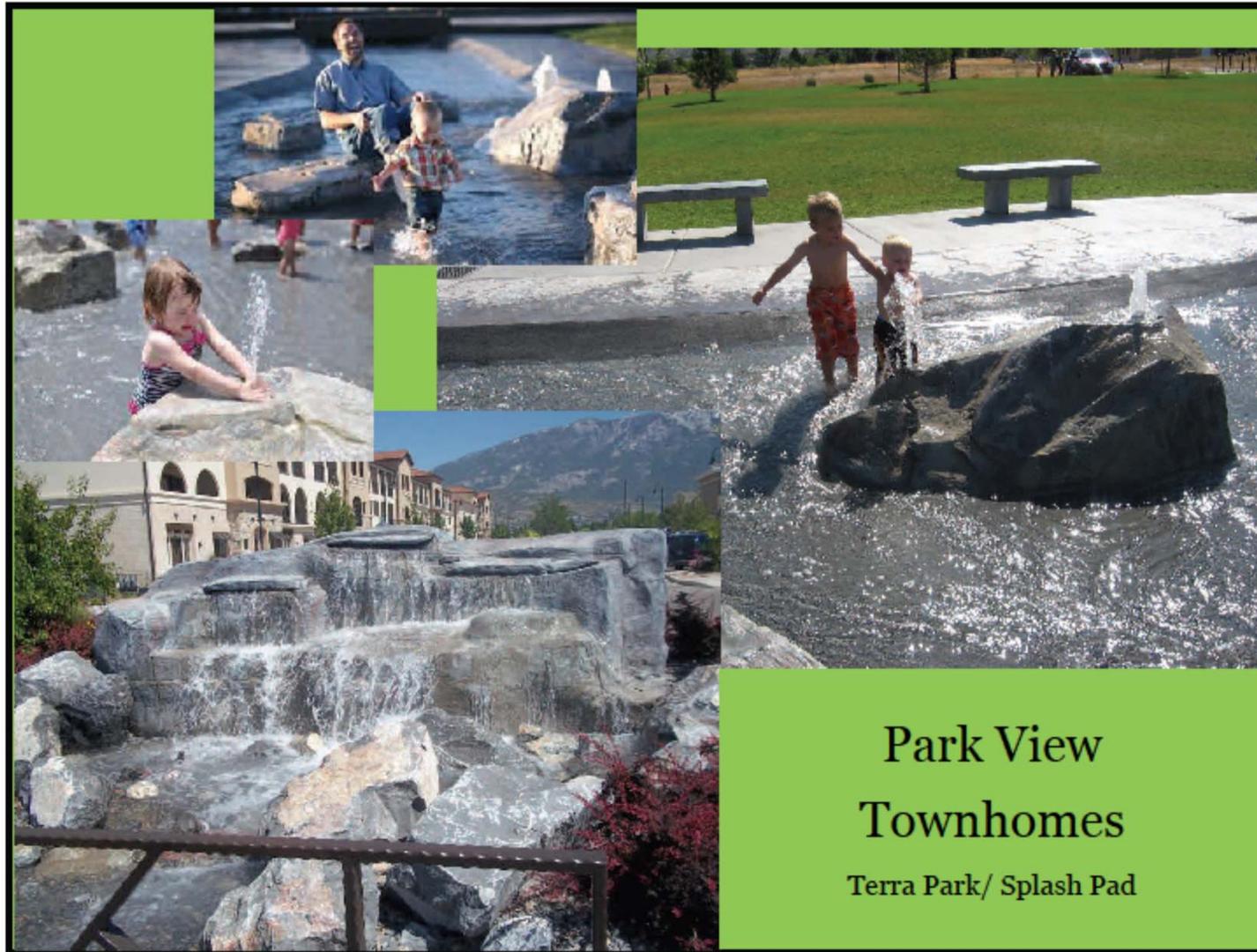


www.drhorton.com/utah

This is not an offer to purchase, nor does it constitute an obligation or contract of any kind. Actual terms of sale may vary and all information is subject to change without notice. Photographs or other graphics, colors, design, sizes list this, square footage and other features are approximate and should be considered estimates only. In particular, certain elements are base articles and do not include base, fees, modifications and custom features which may substantially affect dimensions and final cost. All homes, products and features are subject to availability and suitable time and other restrictions. For specific information or to consider purchasing a home, please contact a community sales representative.

PARK VIEW TOWNHOMES SPANISH FORK, UTAH

COMMUNITY AMENATIES



PARK VIEW TOWNHOMES SPANISH FORK, UTAH

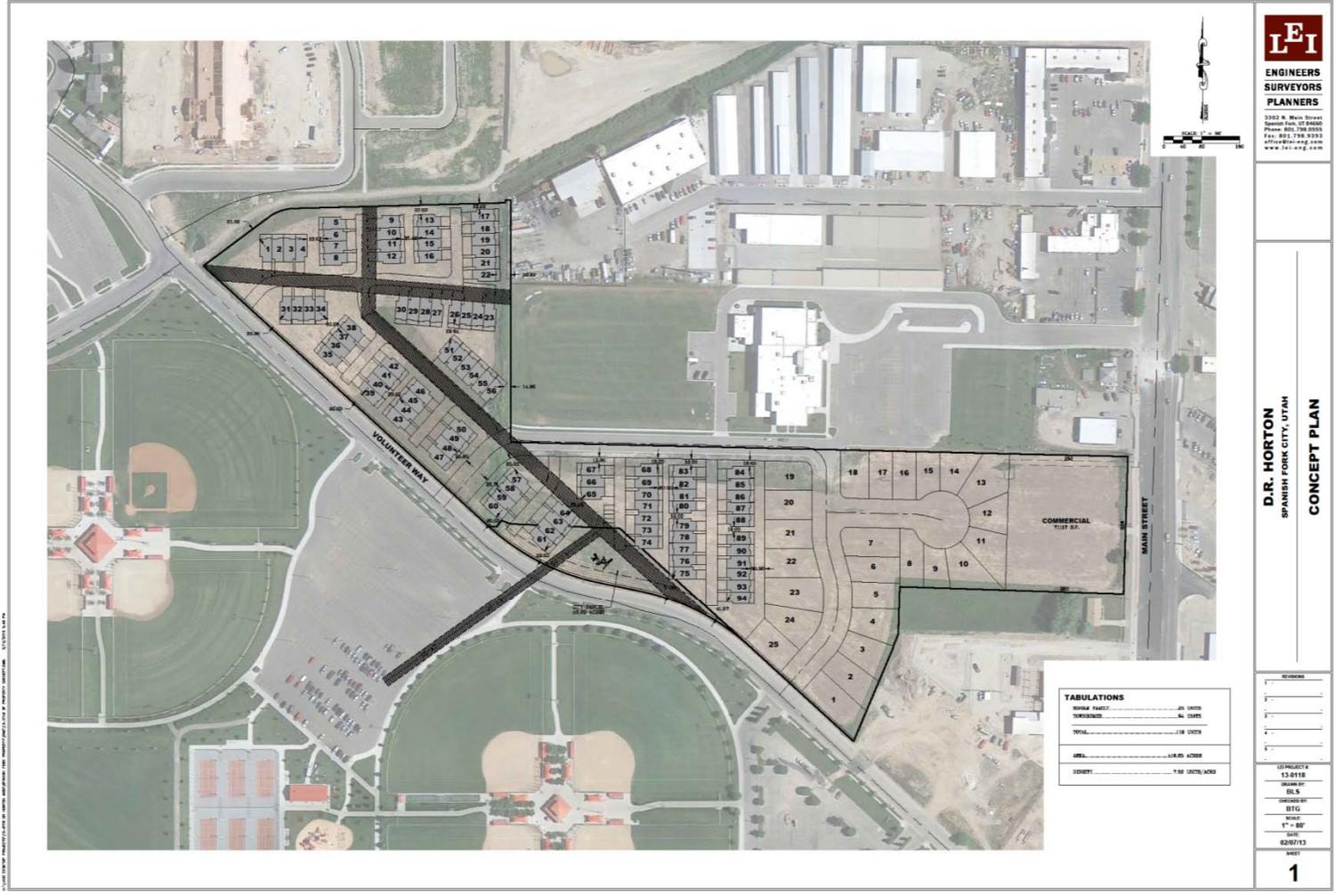
COMMUNITY AMENATIES

Park View Townhomes
Tot Lots



PARK VIEW TOWNHOMES SPANISH FORK, UTAH

CURRENT EASEMENTS



PARK VIEW TOWNHOMES SPANISH FORK, UTAH

CURRENT EASEMENTS



PARK VIEW TOWNHOMES SPANISH FORK, UTAH

CONCLUSION

In summary to Park View Townhomes project DR Horton has demonstrated that we are committed to putting a quality project that fits in with the existing environment and provides a safe, walkable, and enjoyable community.



PRELIMINARY PLAT

REPORT TO THE PLANNING COMMISSION NORTHGATE AMENDED PRELIMINARY PLAT

- Agenda Date:** August 28, 2013.
- Staff Contacts:** Dave Anderson, Community Development Director.
- Reviewed By:** Development Review Committee.
- Request:** Amsource is proposing to have a subdivision plat modified to accommodate the redevelopment of an existing retail center.
- Zoning:** Commercial 2.
- General Plan:** Commercial.
- Project Size:** 8.37 acres.
- Number of lots:** 8.
- Location:** 1000 North Main Street.

Background Discussion

The proposed Preliminary Plat would help facilitate the redevelopment of a portion of the Northgate Shopping Center.

Development Review Committee

The Development Review Committee reviewed this request in their August 21, 2013 meeting and recommended that it be approved. Draft minutes from that meeting read as follows:

Northgate

Applicant: Amsource
General Plan: General Commercial
Zoning: Commercial 2
Location: 100 East 1000 North

Mr. Pierce explained that the applicant was still working through some details but that he was comfortable with them being reviewed with the Final Plat application.

Mr. Baker asked about the removal of a sewer or water line that runs underneath an existing building and the need for it to be removed. Mr. Pierce said that the applicant was aware of it and had it labeled to be removed.

Mr. Peterson explained that there is a transmission line running through the property and that there would need to be a clearance of 15 feet horizontally from any structure.

Mr. Baker **moved** to recommend to the Planning Commission **approval** of the Northgate Plat subject to the following conditions:

Conditions:

1. That they relocate the applicable utilities as identified with water, power and sewer.
2. That they meet the City's Construction Standards.
3. Show the trail connection on the north and west border down to 1000 North.



Mr. Peterson **seconded** and the motion **passed** all in favor.

Discussion was held regarding a trail connection.

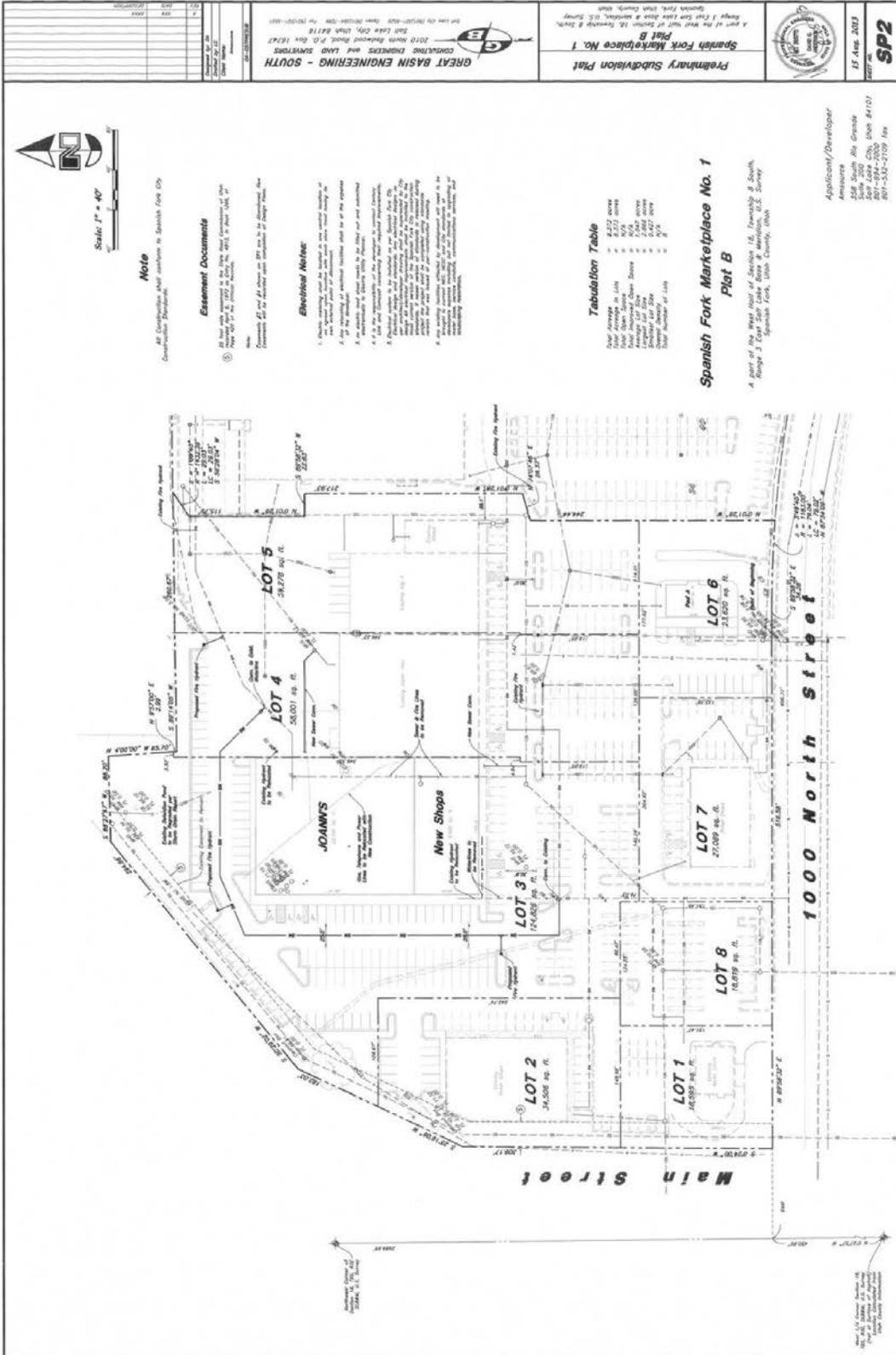
Budgetary Impact

There is no anticipated budget impact with this proposed subdivision.

Recommendation

Staff recommends that the proposed Preliminary Plat be approved.







PRELIMINARY PLAT

REPORT TO THE PLANNING COMMISSION
CHRISONEY PRELIMINARY PLAT

Agenda Date: August 28, 2013.

Staff Contacts: Dave Anderson, Community Development Director.

Reviewed By: Development Review Committee.

Request: The applicant has proposed to modify an existing plat so as to reconfigure property lines.

Zoning: Industrial 1.

General Plan: Light Industrial.

Project Size: 4.77 approximately acres.

Number of lots: 4.

Location: Approximately 1900 North Chappel Drive.

Background Discussion

The proposed Preliminary Plat would modify the boundary line between two properties that are located in different subdivisions. The proposal would also adjust the boundary between to lots in the existing Silver Sage Business Park Plat.

Development Review Committee

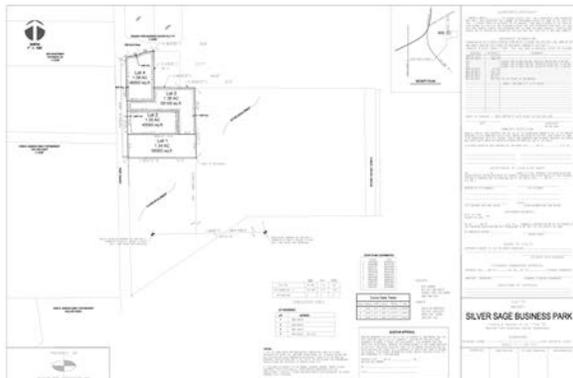
The Development Review Committee will review this plat on August 28. It is anticipated that minutes form that meeting will be available in your meeting.

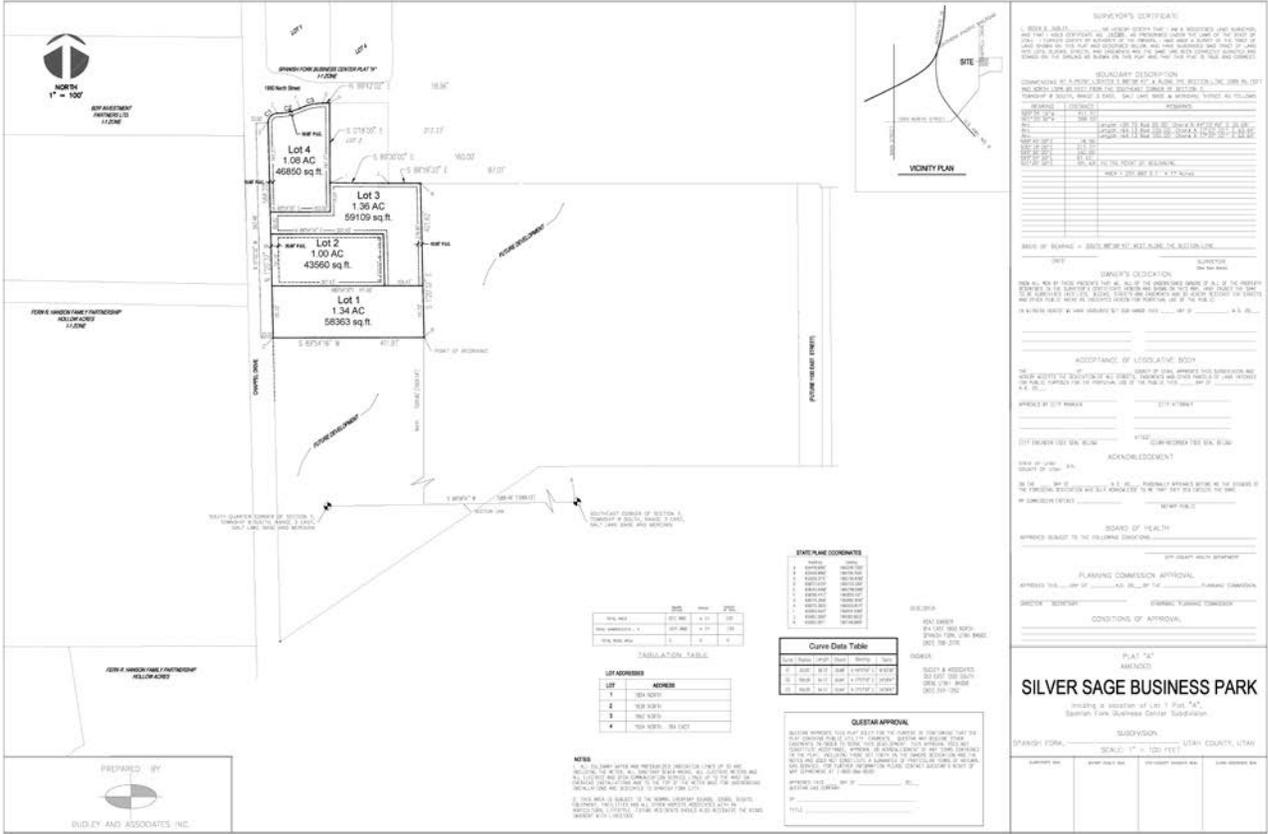
Budgetary Impact

There is no anticipated budget impact with this proposed subdivision.

Recommendation

Staff recommends that the proposed Preliminary Plat be approved.







PRELIMINARY PLAT

REPORT TO THE PLANNING COMMISSION CANYON CREEK AMENDED PRELIMINARY PLAT

Agenda Date: August 28, 2013.

Staff Contacts: Dave Anderson, Community Development Director.

Reviewed By: Development Review Committee.

Request: Woodbury Corporation is requesting to have a modified Preliminary Plat approved for the Canyon Creek development.

Zoning: Commercial 2.

General Plan: Commercial.

Project Size: approximately 89 acres.

Number of lots: 11.

Location: approximately 1300 North 800 East.

Background Discussion

The proposed Preliminary Plat is presented for the Commission's review. This plat is similar to a plat that was approved by the City Council earlier this year. The plat would accommodate the development of various properties. The development is planned to include retail and professional office uses.

Staff has reviewed the proposed plat and recommends that it be approved.

Development Review Committee

The Development Review Committee reviewed this request in their August 21, 2013 meeting and recommended that it be approved. Draft minutes from that meeting read as follows:

Canyon Creek

Applicant: Woodbury Corporation
 General Plan: General Commercial
 Zoning: Commercial 2
 Location: 600 East 1500 North

Mr. Baker explained the reason for the change was to add more property to the north side for IHC.

Mr. Pierce explained that there were some details that would be better reviewed with the Final Plat and a detention pond that will need to be relocated.

Mr. Peterson explained where the power lines were located and where they tie into one another. He further explained that he had spoken to the applicant with regard to relocating a power line that currently runs through the center of the property.

Discussion was held regarding the relocation of the power lines and the abandonment of an easement.

Mr. Baker **moved** to recommend **approval** of the amended Canyon Creek Plat subject to the following condition:

Condition:



1. That they work out the future plans for relocation of utilities.

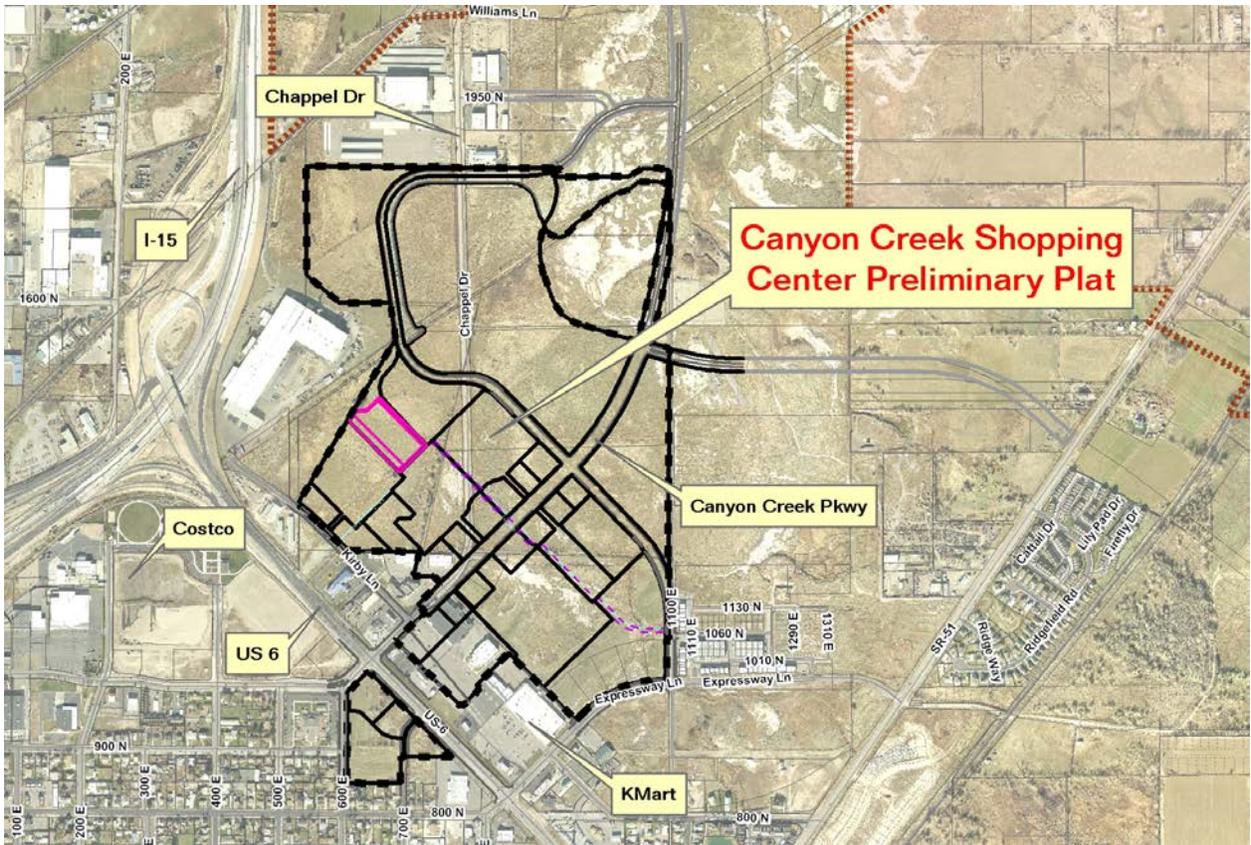
Mr. Johnson **seconded** and the motion **passed** all in favor.

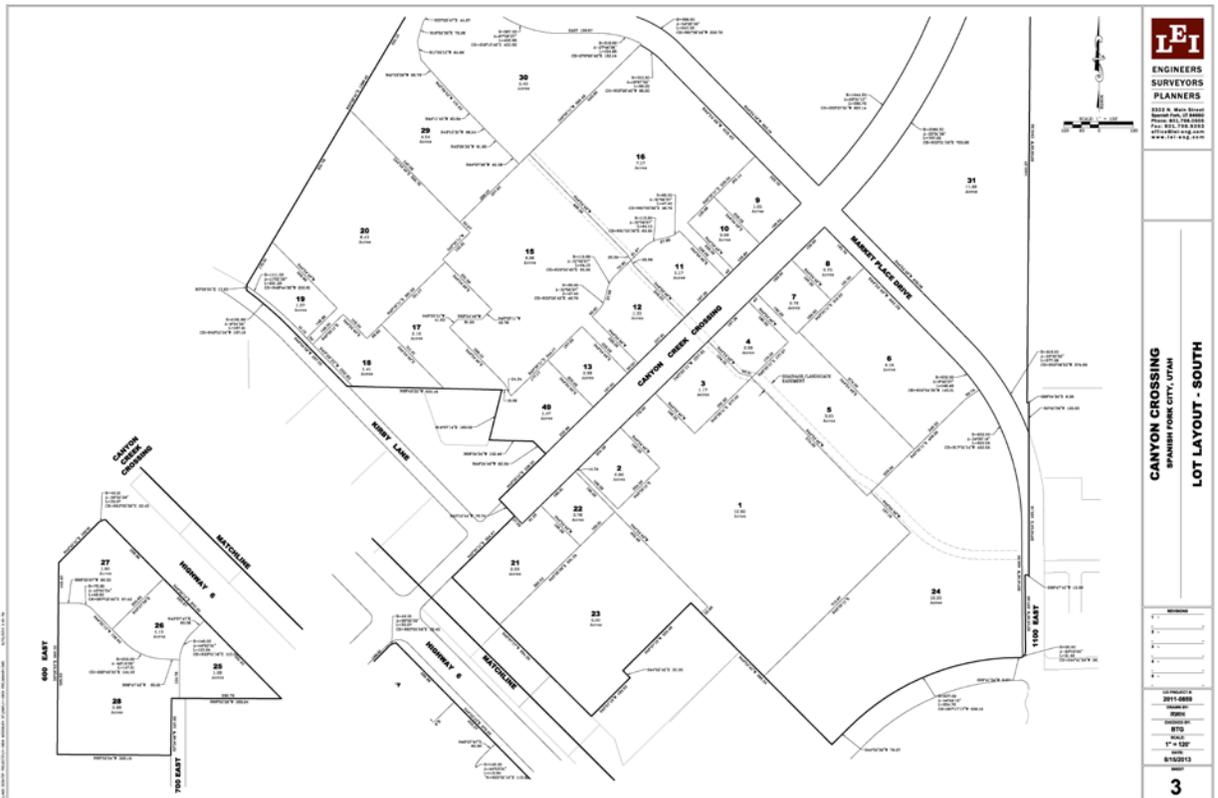
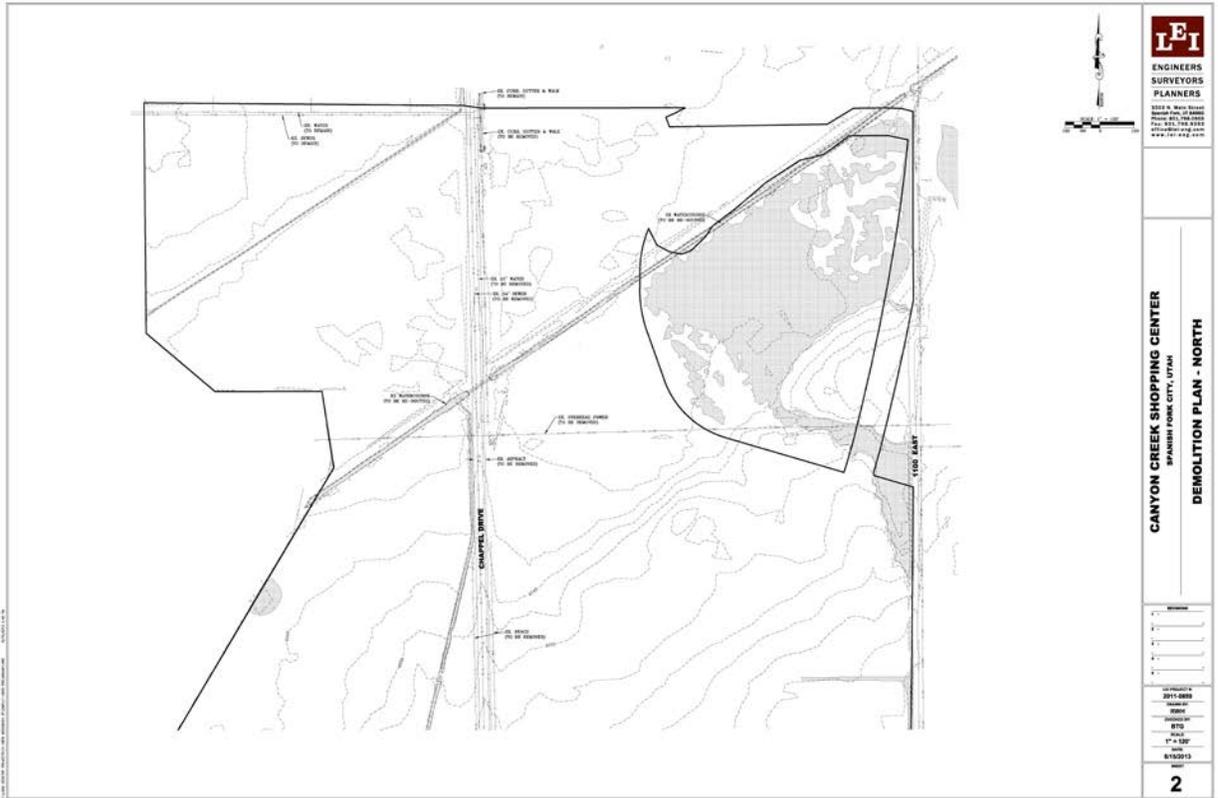
Budgetary Impact

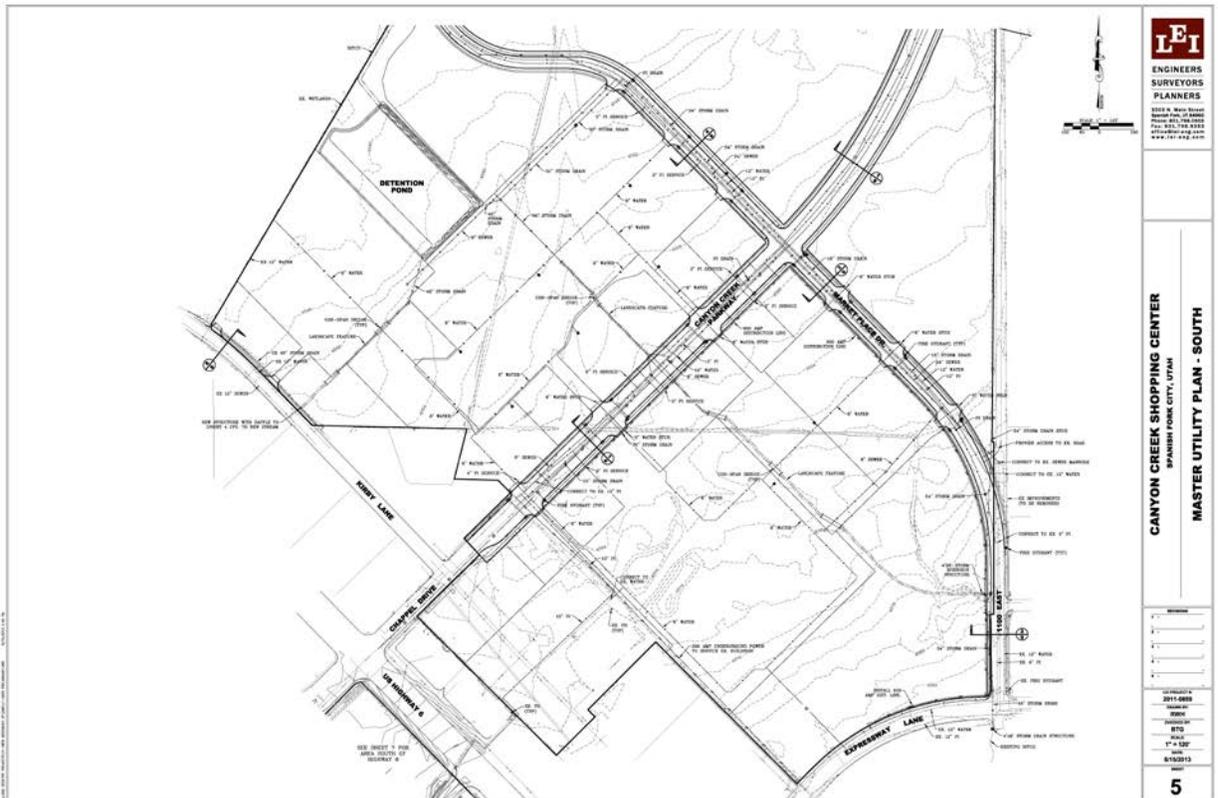
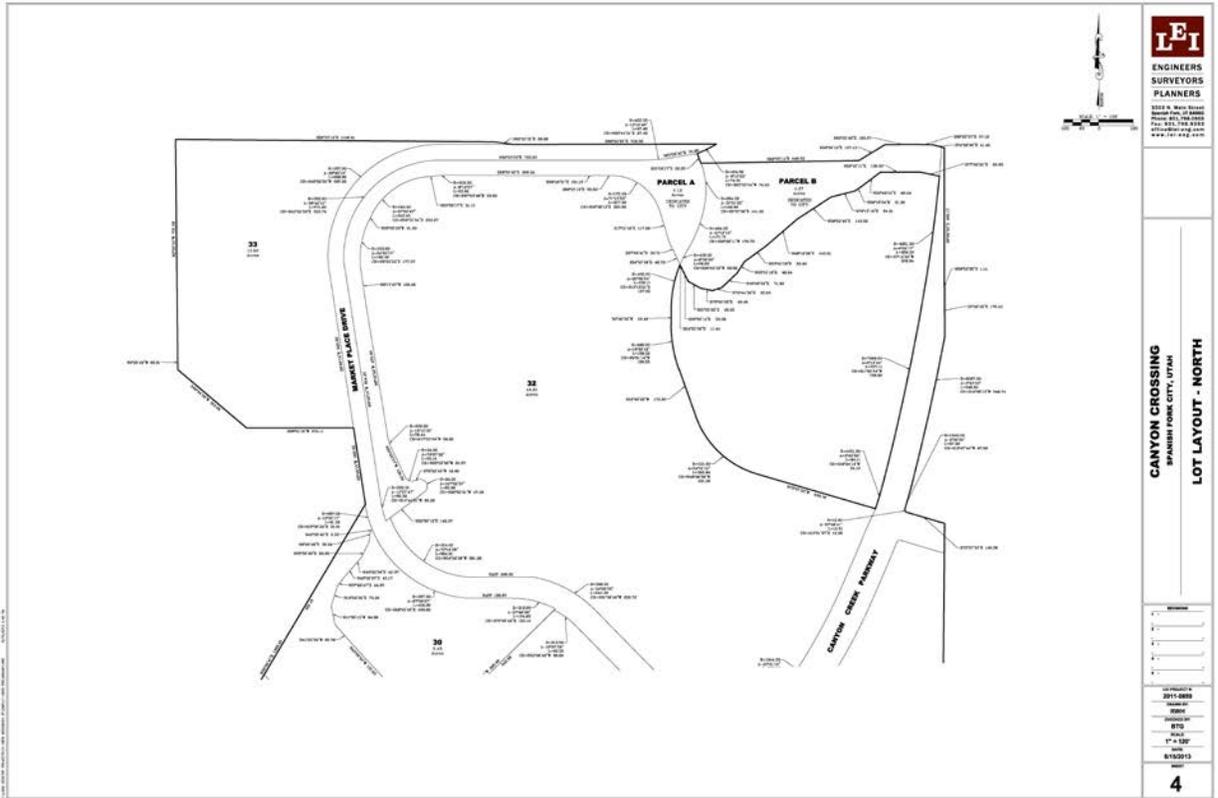
There is no anticipated budget impact with this proposed subdivision.

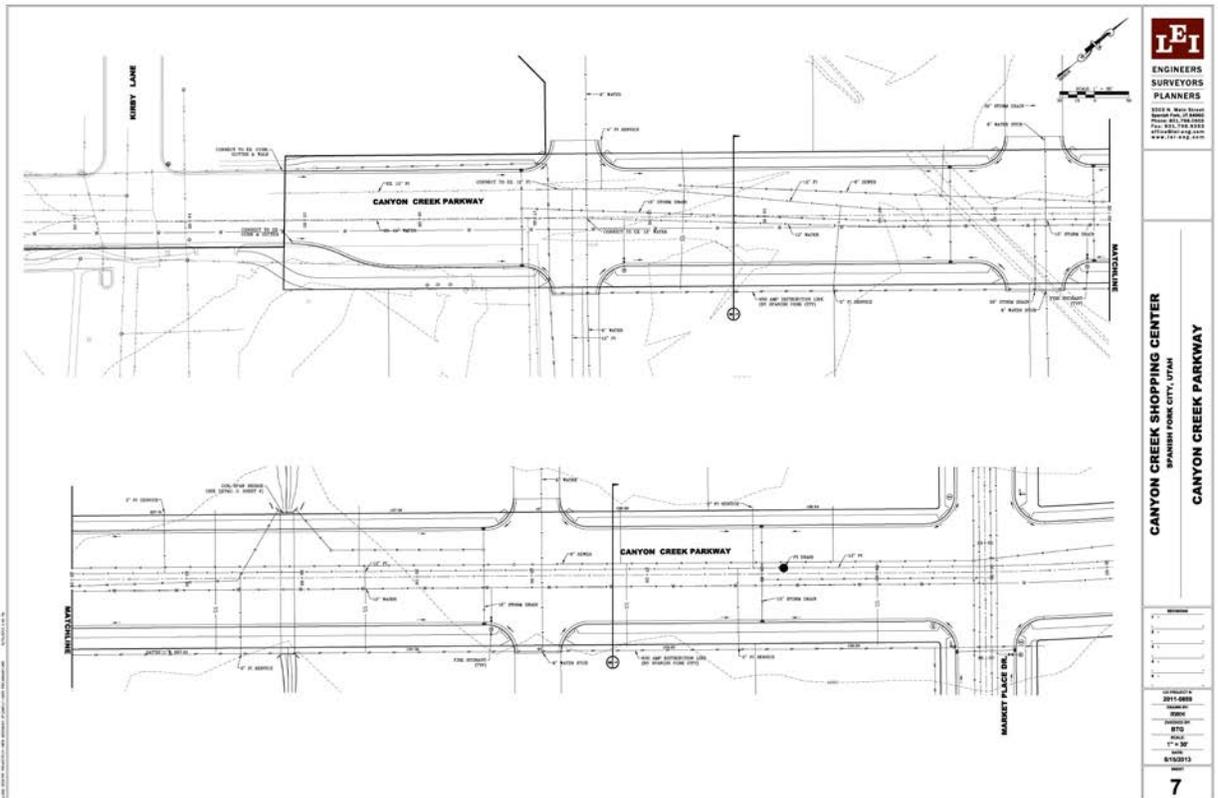
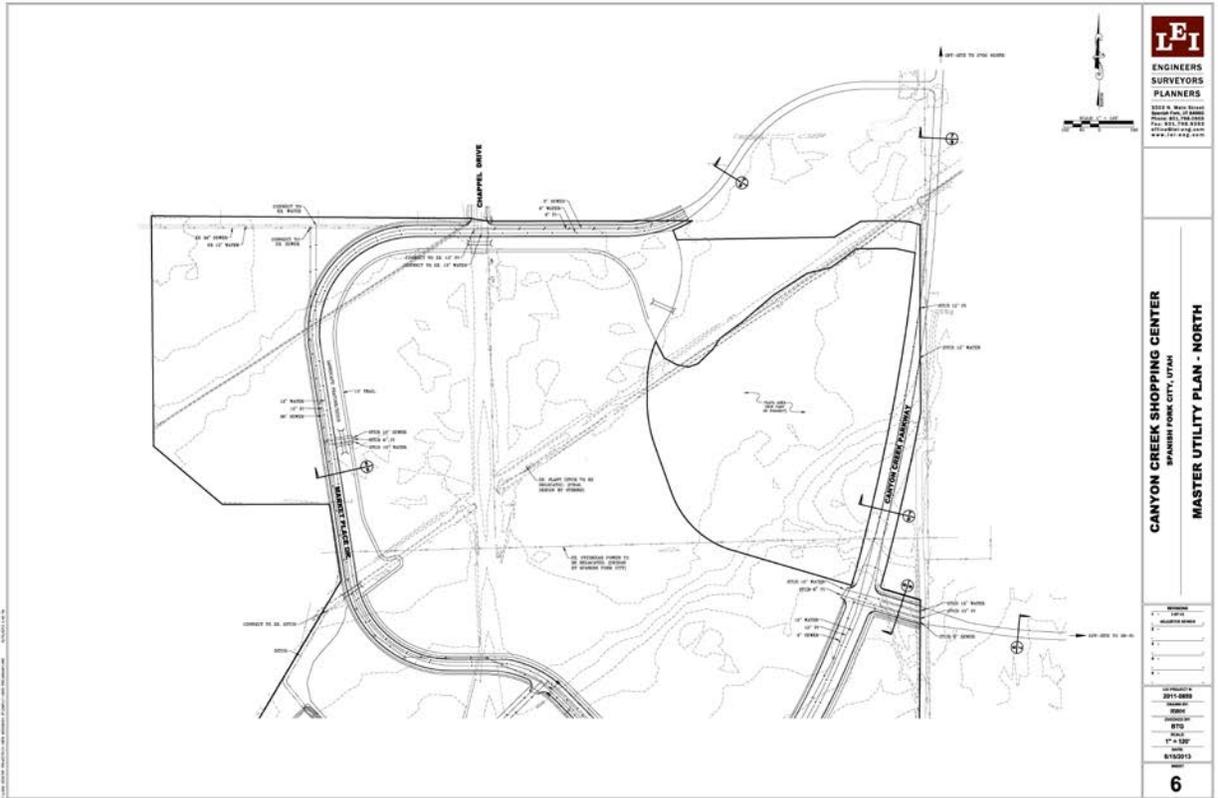
Recommendation

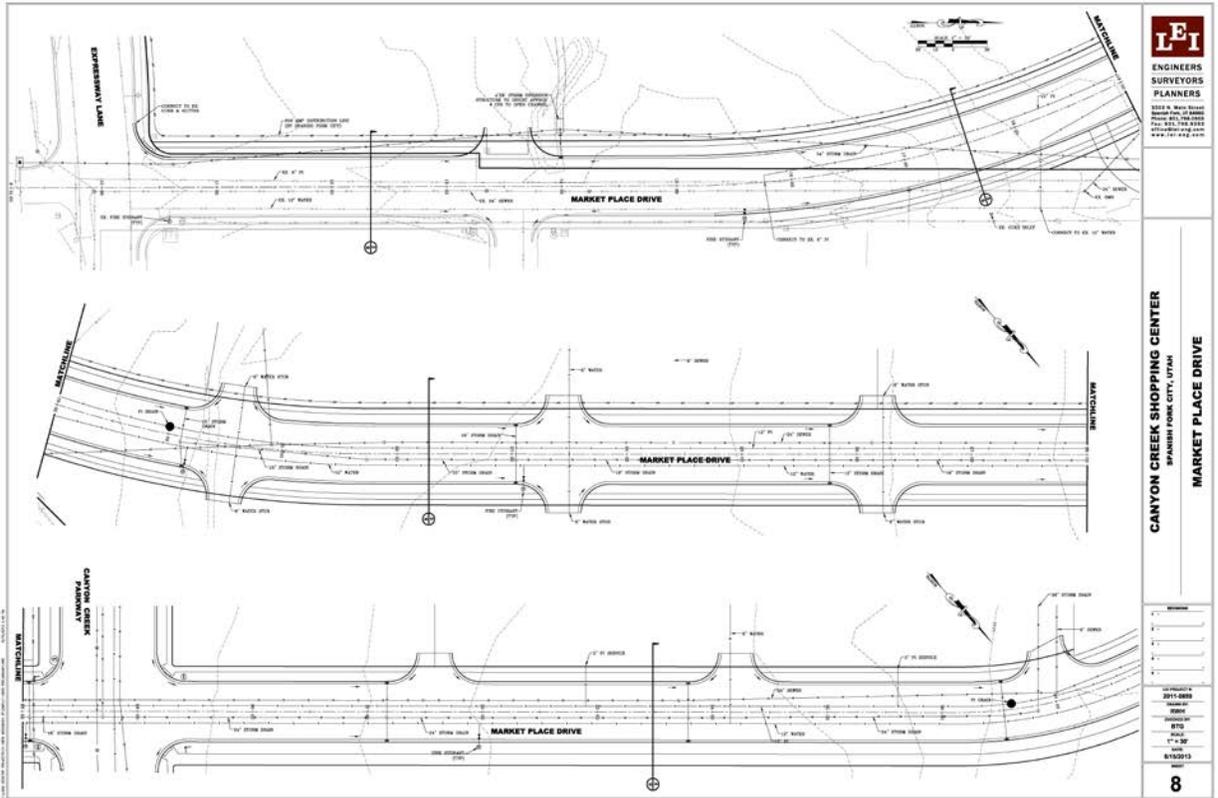
Staff recommends that the proposed Preliminary Plat be approved.









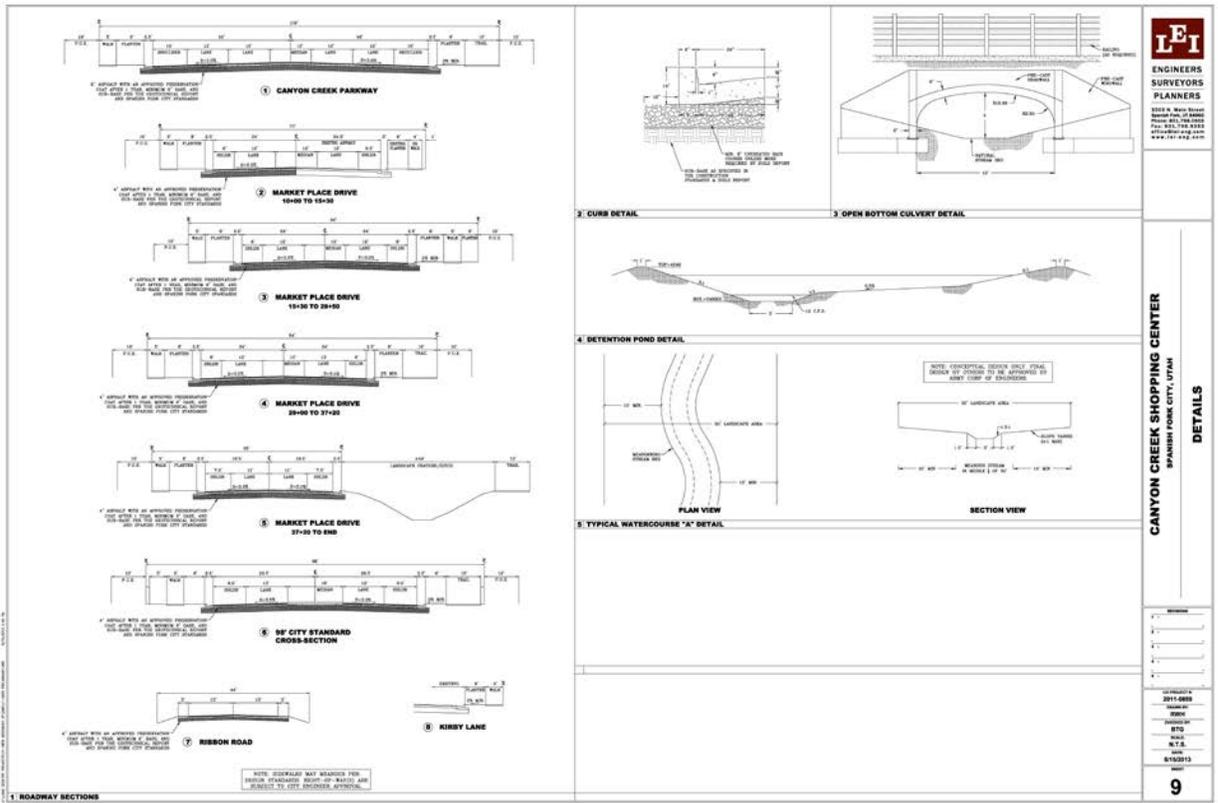


LEI
ENGINEERS SURVEYORS PLANNERS
 5555 N. WALK STREET
 SPANISH FORK CITY, UTAH
 PHONE: 435.738.8200
 FAX: 435.738.8100
 WWW.LEI-UTAH.COM

CANYON CREEK SHOPPING CENTER
 SPANISH FORK CITY, UTAH
MARKET PLACE DRIVE

PROJECT NO. 2011-0809
 SHEET NO. 8
 DATE 6/10/2013

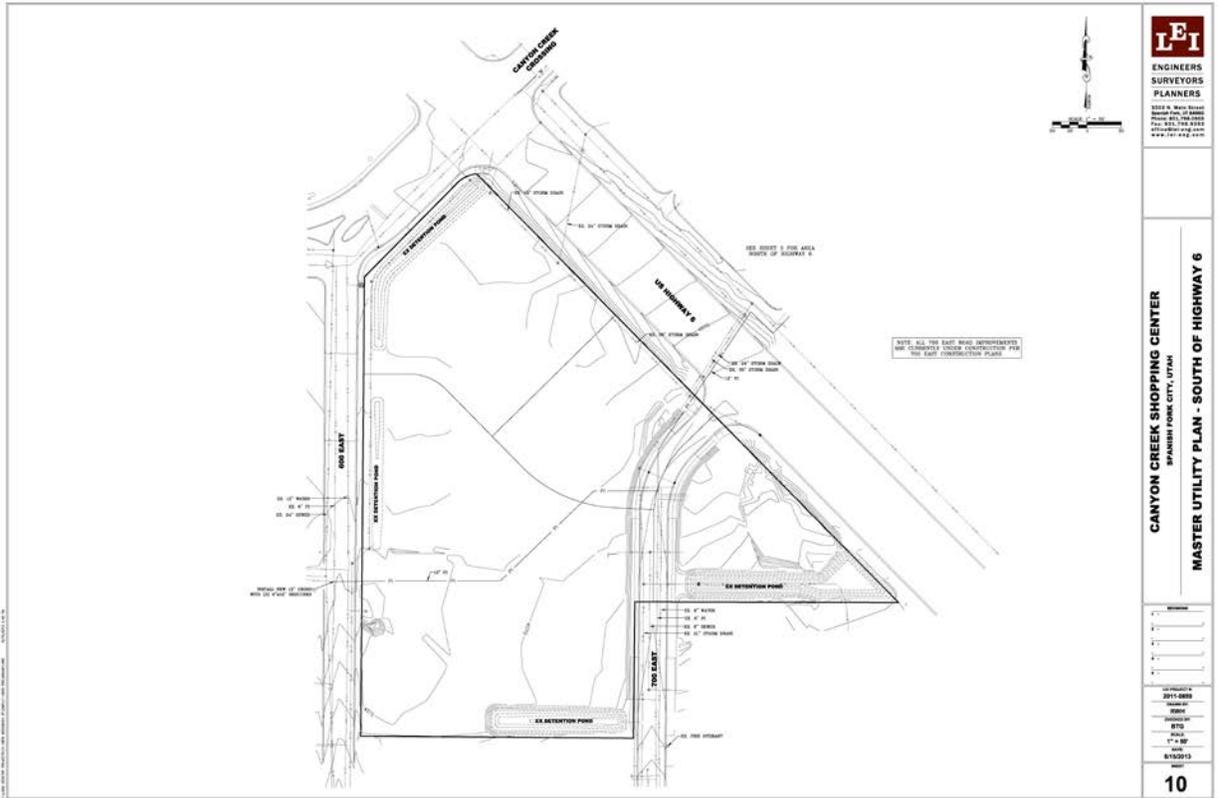
8



LEI
ENGINEERS SURVEYORS PLANNERS
 5555 N. WALK STREET
 SPANISH FORK CITY, UTAH
 PHONE: 435.738.8200
 FAX: 435.738.8100
 WWW.LEI-UTAH.COM

CANYON CREEK SHOPPING CENTER
 SPANISH FORK CITY, UTAH
DETAILS

PROJECT NO. 2011-0809
 SHEET NO. 9
 DATE 6/10/2013



LEI
ENGINEERS
SURVEYORS
PLANNERS
 5555 N. Main Street
 Suite 200, Provo, UT 84601
 Phone: 801.733.8500
 Fax: 801.733.8501
 www.lei-az.com

CANYON CREEK SHOPPING CENTER
 SPANISH FORK CITY, UTAH
MASTER UTILITY PLAN - SOUTH OF HIGHWAY 6

DATE:	
PROJECT:	2011-0609
CLIENT:	HM&I
PROJECT:	870
SCALE:	1" = 50'
DATE:	6/10/2013
NO.:	10



ANNEXATION

REPORT TO THE PLANNING COMMISSION WRIGHT ANNEXATION

- Agenda Date:** August 28, 2013.
- Staff Contacts:** Dave Anderson, Community Development Director.
- Reviewed By:** Development Review Committee.
- Request:** Spanish Fork City proposes to annex some 18 acres at approximately 3400 North 1500 West.
- General Plan:** Agricultural.
- Project Size:** 18.24 acres.
- Number of lots:** Not applicable.
- Location:** 3400 North 1500 West.

Background Discussion

This proposed annexation involves approximately 18 acres. Spanish Fork City annexed some 140 acres that are adjacent to the subject properties in 2011. As proposed, the Annexation conforms to the State's requirements for annexations. It is proposed that the subject properties be zoned Industrial 1 upon annexation.

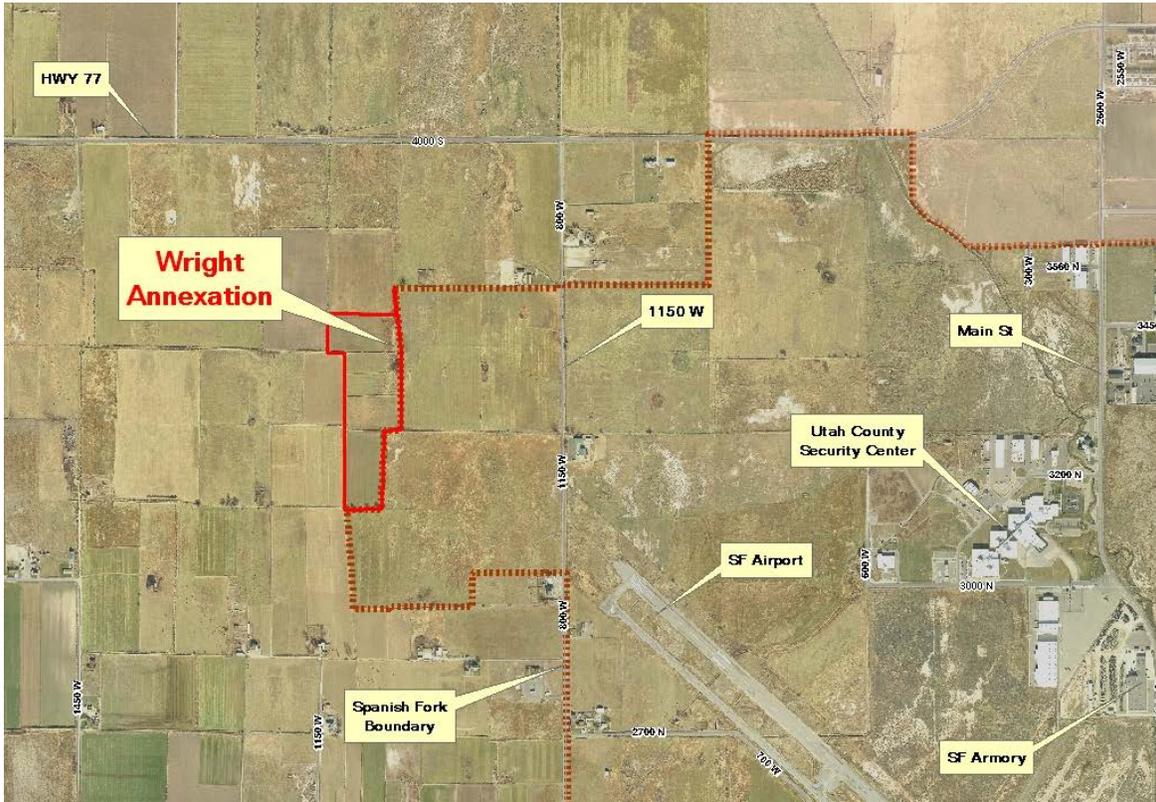
Development Review Committee

The Development Review Committee reviewed this proposal on August 21, 2013 and recommended that it be approved.

Recommendation

Staff recommends that the proposed Lindbergh Annexation be approved.







SPANISH FORK CITY Annexation Feasibility Report



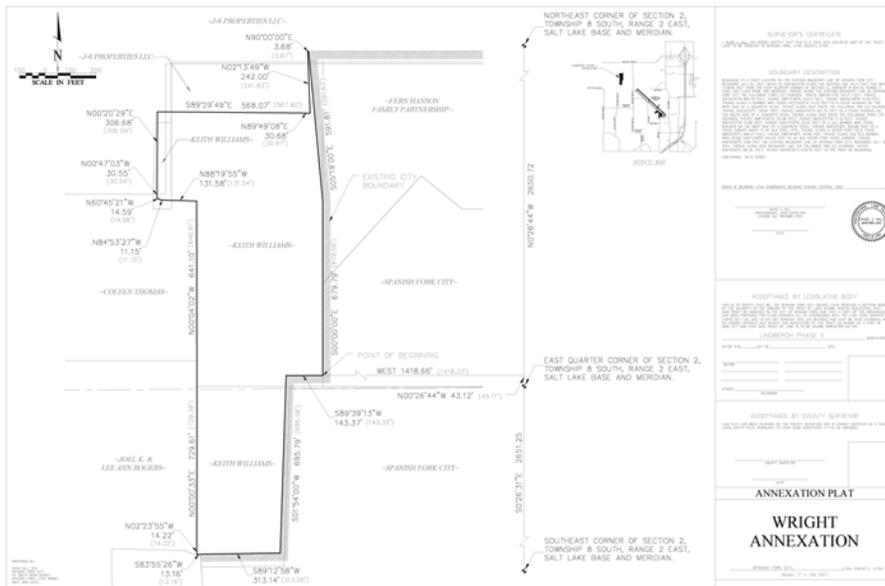
Agenda Date:	August 28, 2013
Staff Contacts:	Dave Anderson, Community and Economic Development Director
Reviewed By:	Development Review Committee
Subject:	Wright Annexation Report

SECTION 1

Annexation Map.



Annexation Plat.



SECTION 2

Development Review Committee recommendation date: August 28, 2013

Planning Commission recommendation date:

City Council meeting date:

SECTION 3

In accordance with 15.3.08.030 (B) of the Municipal Code, the following items are addressed in Section 3 of the Annexation report:

1. Whether the proposed property is within the Growth Management Boundary of the General Plan.

The proposed property is within the Growth Management Boundary of the General Plan.

2. Present and proposed land use and zoning.

The subject property is vacant. At present, the properties are all zoned RA-5, an agricultural zone that permits residential construction on lots of 5-acres or larger. It is proposed that the properties be zoned Industrial and Agricultural upon annexation. It is anticipated that the zoning will be changed to include Public Facilities zoning as lands are incorporated into the airport. It is not anticipated that land uses will change with the annexation. In fact, the petitioner's main motivation in annexing these lands involves limiting development, particularly development that is not compatible with the airport in its current or future configuration.

3. Present and potential demand for various municipal services.

Presently, there is very little demand for municipal services in the annexation area. It is certainly possible that there will be demand for all City services. The City has planned to serve the area with power, water, sewer, storm drain, communications and pressurized irrigation at some point in the future. These services will be provided as development occurs and the area will eventually be served by facilities that are described in the City's Capital Facility Plans.

4. Distances from existing utility lines, public schools, parks, and shopping areas.

Detailed information is provided in Section 4 of this report relative to the proximity of the proposed annexation to utility lines.

5. Specific time tables for extension of services to the area and how these services would be financed.

It is anticipated that utility services will be extended to the area as development occurs. As such, it is expected that the utilities shall be funded by property owners or the development community. All utility sizes will match Spanish Fork City Master Plans and/or meet the requirements and sizes approved by the Spanish Fork City Engineer. At present, the City has no plans to extend utilities to the area or to make upgrades to City facilities that would serve the Annexation Area.

6. Potential impact on existing and proposed streets.

1150 West north of the runway is Master Planned to be an 85' Collector Street and is planned to be a 60' Local Street south of the runway. All streets shall be designed to meet all requirements of the Transportation Master Plan and Construction Standards. Any improvements of 1150 West shall be funded by property owners or the development community.

7. The effect that the annexation will have upon City boundaries and whether the annexation will create potential for islands, or difficult service areas.

The proposed annexation does not create an island or peninsula that would make the provision of services difficult. Furthermore, the proposed annexation creates a boundary that is manageable and otherwise functional for the City.

8. An estimate of potential revenue verses potential service costs.

Simply put, it is estimated that very little revenue will be generated for the City in the foreseeable future with the annexation of these lands. Also, it is anticipated that the annexation of these lands will result in very little need for the provision of City services and therefore should result in little expense for the City.

9. Requirements imposed by state law.

Staff is aware of no requirements imposed by State Law, aside from following the requisite procedure for annexation, that would impact the annexation area.

SECTION 4

In order to evaluate the City's ability to provide municipal services to the proposed annexation, the following information is provided:

1. Conformity to Master Plans for public utilities and facilities.

As the area develops all changes or improvements to the utilities shall be reviewed by the city engineering office. The improvement designs for development will need to meet the requirements of the city master plans and construction standards.

Capacity in utility systems, including that found in trunklines, tanks, plants, substations, reservoirs, etc. is reserved once a development is bonded or when a final residential plat is recorded. Often areas do not develop until a long time after they are annexed. We cannot guarantee what the capacity will be in our utility systems once development actually occurs. We have, however, made an effort to indicate whether there are existing capacity issues at the time of annexation.

Drinking Water

The minimum size for drinking water mains in new or improved roads proposed in the annexation area is 8 inches in diameter according to state regulation. At present, there are no water lines in the annexed area. The nearest water line to the annexed area is located at the intersection of 3000 North 600 West (County Jail) approximately 4,200 feet away. Currently there is adequate storage capacity in the water system for development in this annexed area.

As the area develops all culinary waterlines are to be approved by the Spanish Fork City Engineering Department and will meet the current Drinking Water Master Plan. All costs associated with improving the culinary water system within the annexation shall be funded by property owners or the development community.

Sanitary Sewer

The minimum size for sanitary sewer mains in new or improved roads proposed in the annexation area is 8 inches in diameter according to state regulation. At present, there are no sanitary sewer system services in the immediate area of the proposed annexation. Sewer service in this area will require a regional sewer lift station. As the annexed area develops, a detailed study and plans will be required for proposed sanitary sewer improvements in accordance to the Wastewater Master Plan and shall be approved by the City Engineer. All costs associated with the Sewer Lift Station and all sewer lines within the annexation shall be funded by property owners or the development community. The treatment plant currently has capacity for development in the proposed annexation area.

Storm Drain

The City's storm drain system is not in the immediate area and is not planned to be extend to the annexed area upon annexation. As the area develops all storm drain lines, detention & retention basins and any other storm drain facilities in the proposed annexation shall meet the current Storm Drain Master Plan subject to approval by the Spanish Fork City Engineering Department. All storm drains shall be reinforced concrete pipe and have a minimum pipe size diameter of 15 inches. All costs associated with improving the storm drainage system within the annexation shall be funded by property owners or the development community.

Pressurized Irrigation

The minimum size for pressurized irrigation mains in new or improved roads proposed in the annexation area is 6 inches in diameter. The City's pressurized irrigation system is not in the immediate area. The nearest pressurized irrigation line to the proposed annexed area is located at the intersection of 3000 North 600 West (County Jail) approximately 4,200 feet away. Currently there is adequate storage capacity in the water system for development in this area.

As the area develops, all pressurized irrigation lines are to be approved by the Spanish Fork City Engineering Department and shall meet the current Pressurized Irrigation Master Plan. All costs associated with improving the pressurized irrigation system within the annexation shall be funded by property owners or the development community.

Streets

The minimum streets classification that can be built in the annexed area is the commercial local road with a 64-foot right-of-way. A portion of 800 West is in the process of being vacated to allow the extension of the Spanish Fork/Springville Airport runway.

As the area develops, all roadways are to be approved by the Spanish Fork City Engineering Department and shall meet the current Transportation Master Plan. All costs associated with improving roadways within the annexation shall be funded by property owners or the development community.

Surface Irrigation

The Spanish Fork Westfield Irrigation Company has existing ditches that run through the proposed annexation and continue beyond to existing users. Existing ditches in the area will need to be piped or abandoned as the area develops. This work will need to be coordinated and approved by the Spanish Fork Westfield Irrigation Company and the Spanish Fork City Engineering Department.

Parks and Trails

There are no proposed parks or trails within the annexation area.

Power

The area in and around the proposed annexation is in the Springville City Service District. Springville City does not have any existing electrical services or cable services in the proposed annexation. This annexation will not disturb any Springville City electrical services. When the property is developed, there may need to be a buyout of

Springville City Power lines and customers in this area for Spanish Fork City to provide electrical services. The minimum size for major electrical distribution circuits is 200 amps.

Communications

It is expected that all communications facilities will be installed at the time of development.

Gas

Contact Questar Gas for information related to the availability of natural gas in the area.

2. Presence of unique utility/facility needs or requirements.

Aside from what has been noted in this report, there are no known unique facility needs or requirements.

3. Presence of irrigation or other ditches and related facilities.

Aside from what has already been described in this report, there are no noteworthy ditches or irrigation facilities.

4. Public Safety evaluation.

The City anticipates that the development of this and other annexations in the area will generate the need for additional police officers.

5. Presence of Sensitive Lands or Watershed Protection issues.

Staff is aware of no sensitive lands or watershed protection issues relative to the proposed annexation. The city does not delineate or track where sensitive lands exist on private property.

6. Concept Plan's conformity with proposed zoning.

To date, no concept plan has been formally reviewed for the proposed annexation.

7. Annexation Agreement.

It is anticipated that there will not be an annexation agreement with this annexation.



TO: Dave Anderson
FROM: Dave Anderson, Community Development Director
DATE: August 11, 2013
RE: Proposed Amendments to Title 15

This memorandum contains descriptions of several proposed changes to Title 15. The changes have been proposed by three applicants, Spanish Fork City, Walker Funeral Home and Intermountain Health Care. The Development Review Committee discussed this proposal several times. Below are minutes from the meeting where the DRC recommended that the changes be approved:

August 21, 2013 DRC Meeting

Mr. Anderson explained the changes which covered the following topics: Duplicate Houses in Master Planned Developments and Distinct Designs, Principal Building, Principal Building Height, the definition of a Funeral Home, Zoning designations for Funeral Homes, Clear Vision Area and the addition of the Parks and Recreation Director as a Development Review Committee member. Discussion was held regarding the changes.

Discussion was held regarding IHC and clarifying definitions for ancillary functions.

Mr. Baker **moved** to recommend that the Planning Commission **approve** the changes to Title 15 as reviewed with an additional change to the definition of a Hospital. Mr. Adams **seconded** and the motion **passed** all in favor.

Staff is recommending that these proposed changes be approved. There will likely be one addition to what is listed in this memo. Staff is working with Intermountain Health Care to devise a suitable definition for a hospital. When draft language for that definition is complete I will send it to the Commission which I suspect will happen before your meeting.

Proposed changes to allow for funeral homes with crematoriums:

15.1.04.020 Definitions

Functionally Dependent Use: A use, which cannot perform its intended purpose unless it is located or carried out in close proximity to water. The term includes only docking facilities, port facilities that are necessary for the loading and unloading of cargo or passengers, and shipbuilding and ship repair facilities, but does not include long-term storage or related manufacturing facilities.

Funeral Homes: The provision of services including storing and preparing human remains for burial, cremation and arranging, managing and conducting funerals.

General Plan: The comprehensive general plan of Spanish Fork City.

15.3.16.040 R-O Residential Office

This district is intended to allow low intensity professional office uses on a scale consistent with residential areas. Strict architectural and site plan review will be required to ensure compatibility with adjoining residential areas. This district serves as a transition between more intense commercial areas and residential land uses, or is located along busier streets where limited office use is being introduced. Residential and office use of the same structure is allowed. Some limited commercial use may also be allowed in selective locations.

A. Permitted Uses:

1. Single residence dwellings.
2. Duplexes. The minimum lot size is 9,700 square feet, the minimum lot width is 60 feet and the side setback 10 feet.
3. Bed and Breakfast Inns.
4. Offices.
5. Home Occupations.
6. Churches (when located on a collector or arterial street).
7. Child care centers.
8. Instructional Studio.

9. Funeral Homes.

10. Museums.
 11. Municipal facilities required for local service.
- The following uses will only be allowed on properties between 100 West and 100 East:

1. Art galleries and studios.
2. Financial institutions with no drive-thru service.
3. Personal service businesses.
4. Restaurants (no drive-thru or drive-in service).
5. Specialty retail uses including, but not limited to, gift shops, bookstores, florists, antiques, crafts, collectibles, food and beverages, apparel, and other similar items.

B. Uses subject to Conditions (as described in '15.3.24.010 et seq.):

1. Manufactured Home (as described in '15.3.24.040 et seq.)
2. Residential facility for persons with a disability (as described in '15.3.24.010 (A) et seq.).
3. Manufactured Homes.
4. Residential facility for persons with a disability.
5. Residential facility for elderly persons (as described in '15.3.24.010 (B) et seq.).

C. Accessory Buildings and Uses (see '15.3.24.090).

D. Development Standards (see Table 1).

E. Site Plan/Design Review (see '15.4.08.010 et seq.): Architectural and building materials review will be critical in this district to ensure that new or remodeled structures maintain an appearance which is highly compatible with adjoining residential areas.

F. Landscaping, Buffering, Walls (see '15.4.16.130).

G. Signs (see '5.36.010 et seq.).

H. Parking (see '15.4.16.120): No parking will be allowed in front of the principal structure for non-residential uses.

I. Uses subject to Conditional Use Permit (see '15.3.08.060):

1. Wireless communication facilities on existing structures, with the intent to make them Stealth facilities, which are not noticeable to a degree greater than the structure to which it is attached; or new stealth facilities which are camouflaged into its surroundings.
2. Nursing or retirement homes.

3. Supervisory Care Facilities.
4. Assisted Living Facilities.
6. Shelter Care Facilities.
7. Residential Treatment Centers.
8. Financial Institutions not located between 100 West and 100 East.
9. Museums.

15.3.16.050 C-O Commercial Office

This district is intended to provide for general office development. It may serve as a transition between commercial uses and residential areas, or it may be designed as a concentration of similar uses intended as an employment center.

A. Permitted Uses:

1. Child care centers.
2. Churches.
3. Financial institutions.
4. Medical and dental laboratories, clinics, emergency medical care facilities.
5. Nursing or retirement homes.
6. Offices.
7. Municipal facilities required for local service.
8. Supervisory care facilities.

9. Funeral Homes.

10. Veterinary offices for small animals with no outside boarding of animals.
11. Instructional Studios.

B. Uses Subject to Conditional Use Permit (see '15.3.08.060):

1. Hospitals.
2. Restaurants.
3. Retail stores, personal service businesses, office supply stores, pharmacies when integrated into the office complex.
4. Veterinary offices for large animals and/or outside boarding of any animals.
5. Wireless communication facilities on existing structures, with the intent to make them Stealth facilities, which are not noticeable to a degree greater than the structure to which it is attached; or new stealth facilities which are camouflaged into its surroundings.
6. Medical and dental clinics.
7. Emergency medical care facilities
8. Museums.

C. Accessory Buildings and Uses (see '15.3.24.090).

D. Development Standards (see Table 2).

E. Site Plan/Design Review (see '15.4.08.010 et seq.).

F. Landscaping, Buffering, Walls (see '15.4.16.130).

G. Signs (see '5.36.010 et seq.).

H. Parking (see '15.4.16.120).

15.3.16.120 I-1 Light Industrial

This district is intended to provide for employment related uses including light manufacturing, assembling, warehousing, and wholesale activities. Associated office and support commercial uses are allowed. Uses that emit significant amount of air, water, or noise pollution will not be allowed. Residential uses are not allowed.

A. Permitted Uses:

1. The indoor manufacturing, assembly and storage of finished products.
2. Wholesale trade businesses except explosives or automobile wrecking or salvage yards.
3. Lumber and building material yards.
4. Contractor warehouse and storage yards.
5. Trucking and warehousing.

6. Research, development, and testing services.
7. Automotive service, paint and body work, other consumer goods repair.
8. Trade or business schools.
9. Office supply, copying, printing businesses.
10. Offices.
11. Restaurants.
12. Financial institutions.
13. Retail businesses.
14. Telecommunication towers not taller than sixty (60) feet.
15. Agriculture, including the production of food and fiber crops, and tree farms; grazing and animal husbandry of livestock.
16. Instructional Studios.
17. Veterinary offices for large animals and/or outside boarding of animals.
18. New and used automobile, motorcycle, boat, truck, and recreational vehicle sales and rental facilities, and repair services associated with such facilities.
19. Car wash (self or full service).
20. Automotive repair.
21. Lube Centers.
22. Tire Care Centers.
23. Municipal facilities required for local service.
24. Outdoor display areas.

25. Funeral Homes.

B. Uses Subject to Conditions:

1. Seasonal sales and special events (as described in '15.3.24.050 et seq.).
2. Sexually oriented businesses as defined in Chapter 5.28 of the Spanish Fork Municipal Code
3. Outdoor storage areas (see '15.3.24.090(l))

C. Uses Subject to Conditional Use Permit (see '15.3.08.060):

1. Outdoor commercial recreation facilities.
2. Drive-in theaters.
3. Commercial kennels, animal shelters, and veterinary hospitals with outdoor boarding or exercise facilities.
4. Telecommunication towers taller than sixty (60) feet.
5. Jails, county and city.
6. Residential Treatment Centers (not owner occupied).
7. Rehabilitation treatment facilities.
8. Shelter care facilities.
9. Publically owned and operated recycling centers.
10. Publically owned and operated compost facilities.

Proposed changes to address the diversity requirement for Master Planned Developments:

15.3.24.030 Master Planned Developments

C. Architecture

1. Minimum House Sizes - finished area (square feet). For the purposes of calculating required finished area, square footage in basements shall not qualify. For split level homes, finished area on floors that are at least 50% below the finished grade of the lot shall not count towards the required finished area.

- square footage chart -

~~2. Duplicate Houses - There shall be no identical houses, i.e. same footprint (floor plan or elevation) within 200 feet of another, measured from property line to property line.~~

2. Distinct Designs - Master Planned Developments shall provide a variety of home styles to ensure a diverse and interesting streetscape. Neighborhoods that have repetitive homes constructed along the same street are not allowed. In order to ensure that the neighborhood is non-repetitive, the same street facing elevation shall not be built on adjacent lots on the same street or on lots directly or diagonally across the street from one another. Different elevations shall be characterized by distinct footprints, rooflines, cladding materials or architectural features which contribute to home designs that are easily distinguishable from other home designs along the same street.

3. Parking - at least a two car garage for each single family residence shall be provided. Townhomes and multi-family units must have one attached or detached garage (minimum 12 feet x 20 feet) per unit.

4. Roofing - Homes shall have at least a 6/12 pitched roof on the main portion of the roof unless it is determined by the Community Development Department that a lesser pitched roof is essential to maintain the integrity of a particular architectural style and that the style is a substantial improvement to what would be built in a standard subdivision.

~~5. Design Appeal - Homes in the development are required to have variation in their articulation of both the front facade and roofline, provide variation in the finistration between structures and use high quality materials.~~

6. Exterior Materials - Homes shall be clad in masonry, or masonry based materials or a chemically-treated, wood-based, nailon, lap siding that has at least a 50-year warranty. The City Council may grant a waiver of this requirement based upon superior architectural designs which involve other materials.

Proposed changes to allow 120-foot tall buildings in the Business Park Zone:

15.1.04.020 Definitions

Accessory Use or Building: A subordinate use or building customarily incidental to and located upon the same lot occupied by the main use, building **or buildings**.

Accessory Apartment (basement): A housing unit which is self-contained but incorporated within an existing structure that is designed as a single family dwelling and will not substantially alter the structure or appearance of the structure. With one covered and uncovered parking space per unit not located in the front setback areas and on a lot of 10,000 or more square feet.

Preliminary Plat: A map or plat of a proposed subdivision or development with accompanying supplementary documents.

Principal Building: A primary building located upon a lot, or a building that provides services in direct support of a property's primary use. Properties that are developed in a campus fashion may have more than one principal building located on an individual parcel.

Private school, academic: A parochial or private institution offering academic or religious curriculum which is accredited to grant a degree or other indication of successful completion of an instructional program. The definition includes elementary, middle, junior, and high schools, colleges and universities. This does not include post high school educational facilities or educational facilities which include residential facilities for its students.

TABLE 2 - Commercial and Industrial Development Standards

District	Minimum District Size	Minimum Setback ¹				Max. Building Height	
		Front	Rear	Side	Corner	Principal Bldg.	Accessory Bldg.
C-O	N/A	25'	0-25'	0-10'	15'	30'	15'

C-UV	5 acres	25'	0-25'	0-20'	15'	30-48'1	15'
C-D	N/A	0' (10' max)	0-25'	0'	0' (10' max)	48'	15'
C-1	1 acre (5 acres max)	25'	0-25'	0-20'	15'	30'	15'
C-2	N/A	25'	0-25'	0-20'	15'	30-48'2	15'-25'2
S-C	5 acres	25'	0-25'	0-20'	15'	30-48'2	15'
B-P	10 acres	25'	0-25'	0-25'	15'	30' 120'	15'
I-1	10 acres	25'	0-25'	0-25'	15'	None	None
I-2	20 acres	50'	50'	50'	50'	None	None

Proposed changes to clarify the allowable height of fences in the clear vision area:

15.4.16.150 Clear Vision Area

A. The clear vision area is formed by extending lines from each curb face to the point that the lines intersect, measuring back forty-five (45) feet along each curb face and connecting those points. Fencing, planting and other obstacles are restricted within this area as follows:

1. No **solid** fence shall exceed a height of three (3) feet, measured from the curb. **Open fences such as chain link and wrought iron may be as tall as four (4) feet in the clear vision area, measured from the curb.**

Proposed changes to remove definition of Functionally Dependent Use:

15.1.04.020 Definitions

Foster Home: A dwelling occupied as a primary residence by an individual or individuals having the care or control of not more than five (5) minor children as their legal wards.

~~Functionally Dependent Use: A use, which cannot perform its intended purpose unless it is located or carried out in close proximity to water. The term includes only docking facilities, port facilities that are necessary for the loading and unloading of cargo or passengers, and shipbuilding and ship repair facilities; but does not include long-term storage or related manufacturing facilities.~~

General Plan: The comprehensive general plan of Spanish Fork City.

Proposed changes to add the Parks and Recreation Director to the Development Review Committee:

15.3.08.010 Administrative Bodies and Officers

The DRC shall consist of the city public works director, engineering division manager, electric superintendent, city manager, city community development director, city attorney, public safety director, building official and **parks and recreation director**.